\$374,900 - 7, 304 Village Mews Sw, Calgary

MLS® #A2193355

\$374,900

2 Bedroom, 2.00 Bathroom, 1,077 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

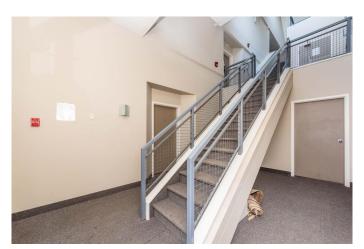
Significant Price Reduction – Motivated Seller!

Freshly painted with new light fixtures throughout, this is truly the best unit in Olympic Village! Located in a standalone building, it offers amazing views of downtown and a private green-facing backyardâ€"something you won't find with other condos in the area. This is a great choice for first-time buyers, investors, or anyone looking for a stylish and comfortable home in a quiet and well-run complex.

This rare two-story condo has a spacious and smart layout. The kitchen features granite countertops, stainless steel appliances, and lots of cabinet and counter spaceâ€"great for cooking and entertaining. The living and dining area is bright and open, with floor-to-ceiling windows, new ceramic tile flooring, and a wood-burning fireplace. Sliding doors open up to your own private outdoor patio for relaxing or enjoying your morning coffee.

Other highlights include in-suite laundry, heated underground parking, a private storage room, and lots of street parking right outside for your visitors—a big bonus in this area! It's just a short walk to the bus stop and the amenity center, which includes a swimming pool, hot tub, gym, tennis courts, and a party room for your get-togethers. Available for quick possession – don't miss your chance to own this gem!







Essential Information

MLS® # A2193355 Price \$374,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,077
Acres 0.00
Year Built 1987

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

Community Information

Address 7, 304 Village Mews Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 2L3

Amenities

Amenities Storage, Visitor Parking, Fitness Center, Indoor Pool, Racquet Courts,

Recreation Room

Parking Spaces 1

Parking Underground, Assigned, Stall

Interior

Interior Features No Smoking Home, No Animal Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings, Washer/Dryer Stacked

Heating Natural Gas, Boiler

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

of Stories 3

Exterior

Exterior Features Balcony

Construction Mixed

Additional Information

Date Listed February 7th, 2025

Days on Market 119

Zoning M-C1

Listing Details

Listing Office CalEstate Realty

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