

# \$425,000 - 7, 304 Village Mews Sw, Calgary

MLS® #A2193355

**\$425,000**

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

Patterson, Calgary, Alberta

This beautifully designed two-story condo features a spacious, functional, and rarely available floor plan. Ideally located near the amenity center, this home provides access to fantastic facilities, including a swimming pool, hot tub, gym, tennis courts, and a party room for gatherings. The stylish kitchen features granite countertops, stainless steel appliances, luxuriously finished cabinetry, and ample counter space, ideal for cooking and entertaining. The bright open-concept living and dining area offers new ceramic tile flooring, a cozy wood-burning fireplace, and floor-to-ceiling windows that bring in natural light. Sliding patio doors open to a private outdoor space, enhancing indoor-outdoor living.

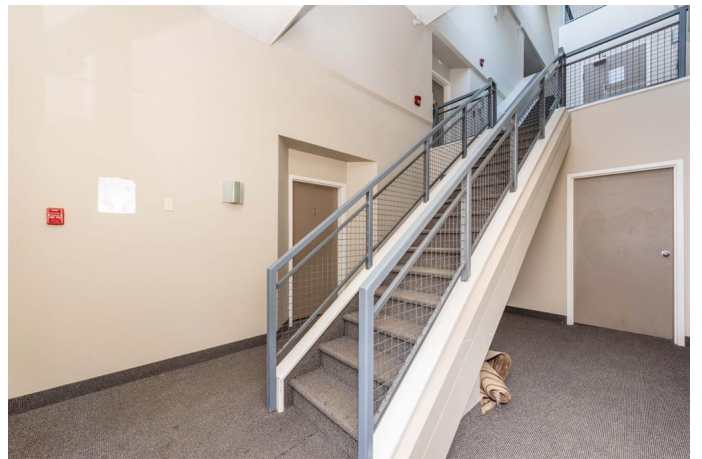
This condo also offers in-suite laundry, heated underground parking, a private storage room, and plenty of visitor parking right outside the unit. With a bus stop just minutes away, commuting is simple and convenient.

Set in a well-managed and highly sought-after community, this condo is an excellent choice for a first-time buyer, investor, or professional couple seeking a stylish and comfortable home.

Available for quick possession—move in and start enjoying right away!

Built in 1987

## Essential Information



MLS® #	A2193355
Price	\$425,000
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	Fitness Center, Indoor Pool, Racquet Courts, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground, Assigned, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	54
Zoning	M-C1

### **Listing Details**

Listing Office	CalEstate Realty
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