

# \$389,900 - 7, 304 Village Mews Sw, Calgary

MLS® #A2193355

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.00 Acres

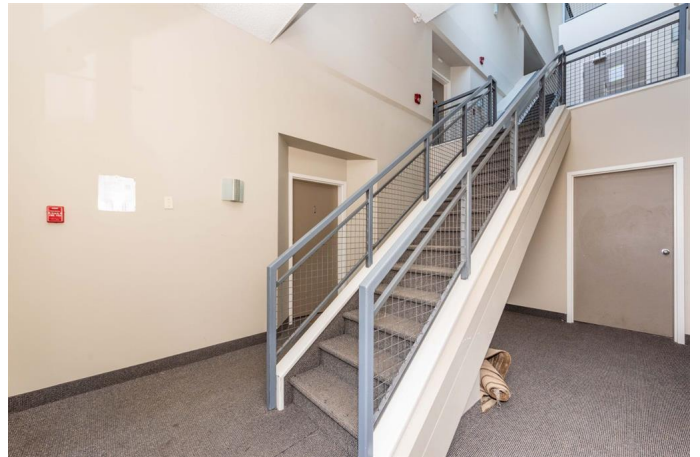
Patterson, Calgary, Alberta

Significant Price Reduction â€“ 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 wonâ€™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 visitorsâ€”a big bonus in this area! Itâ€™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 â€“ donâ€™t miss your chance to own this gem!



Built in 1987

## Essential Information

MLS® #	A2193355
Price	\$389,900
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	Fitness Center, Indoor Pool, Racquet Courts, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
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	103
Zoning	M-C1

## Listing Details

Listing Office	CalEstate Realty
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