

**7, 304 Village Mews SW**  
**Calgary, Alberta**

**MLS # A2193355**



## \$389,900

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

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 backyard&mdash;something you won&rsquo;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 space&mdash;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&mdash;a big bonus in this area! It&rsquo;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&rsquo;t miss your chance to own this gem!