

\$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

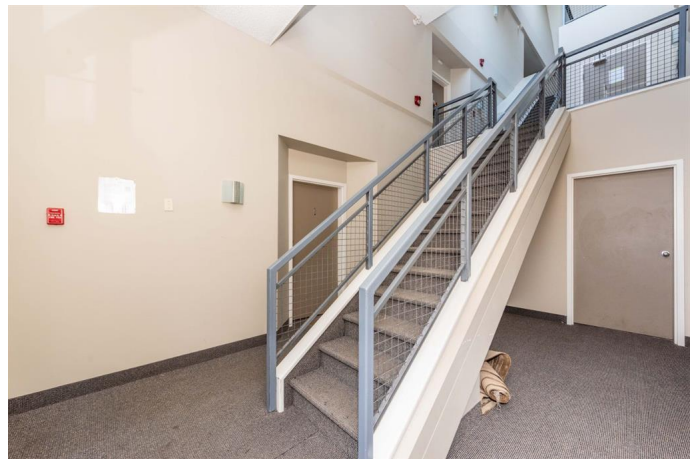
Patterson, Calgary, Alberta

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, Recreation Room, Storage, Visitor Parking, Indoor Pool, Racquet Courts |
| 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 | 58 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|

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