



**GRASSROOTS**  
REALTY GROUP

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3, 301 Village Mews SW  
Calgary, Alberta

MLS # A2150997



**\$339,000**

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	856 sq.ft.	Age:	1987 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan		

**Inclusions:** Wall Fixtures(Not Paintings)

Discover the serene beauty of this hillside retreat with its private deck nestled among towering green trees and overlooking a picturesque waterfall and pond. Step onto the terrace to hear the melody of morning birds and see the cascading blue waterfalls, creating an inviting natural oasis. Inside, the spacious living area features a modern color scheme, a cozy wood-burning fireplace, and Newly renovated Luxury Vinyl Flooring throughout the unit with no carpet(2022) that fill the space with gentle sunlight. The kitchen boasts solid maple cabinetry, granite counters, a stylish tile backsplash, stainless steel appliances, and a raised breakfast bar, seamlessly flowing into a charming dining area bathed in sunlight. The master bedroom offers a tranquil retreat with ample natural light, a private shower, and a generous closet. A second large bedroom and another full bath ensure comfort and convenience for residents. Additional features include full-sized in-suite laundry, heated parking, and a storage locker. Condo fees cover all utilities except electricity. Residents enjoy convenient access to amenities including a private gym, indoor pool, tennis courts, and a spacious social room within the building. Located just moments from downtown, shopping, cafes, steps away from the bus stop, and a short drive to the Canadian Rockies, this location offers unparalleled convenience and tranquility. Don't miss this unique opportunity to make The News your new home!