5, 301 Village Mews SW
Calgary, Alberta

MLS # A2193166

$269,900

Division:	Patterson
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	544 sq.ft.	**Age:**	1987 (38 yrs old)
Beds:	1	**Baths:**	1

Garage:	Assigned, Heated Garage, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Hot Water, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Mixed	**Condo Fee:**	$ 361
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions:	N/A

VACANT AND READY FOR IMMEDIATE POSSESSION!! Why rent when you can own this top floor, beautiful 1 bedroom condo located in Patterson Heights, a very quiet and mature, well established area on the West side of City and just a few minutes drive down Bow Trail to Downtown Calgary!! This stunning freshly painted home features an amazing amount of upgrades including a very spacious kitchen with stainless steel appliances, maple cabinets and large granite counters. The Living Room/Dining Room combo features new laminate flooring, a wood burning fireplace and offers an amazing amount of light into the unit with the floor to ceiling windows and sliding patio doors. Step out the patio doors to a large 11x11 deck/patio and enjoy the stunning downtown views while BBQing or just chill, relax and catch a few rays!! The main bathroom has also been upgraded including tub, toilet and vanity that offers granite counters. Other features include in-suite laundry, underground heated parking and a separate storage room. Any property owner is welcome to the indoor clubhouse which features a swimming pool, hot tub, weights and cardio equipment, and a party room that can be booked for special occasions. Just outside the clubhouse enjoy playing some tennis, pickle ball or basket ball. This is a perfect home for a professional couple or single person. Pets allowed with board approval.