



GRASSROOTS
REALTY GROUP

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7, 304 Village Mews SW
Calgary, Alberta

MLS # A2193355

\$389,900



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

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

Inclusions:	None
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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‐something you won’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‐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‐a big bonus in this area! It’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’t miss your chance to own this gem!