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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		

Significant Price Reduction &dash; 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&dash;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&dash;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&dash;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 &dash; don&rsquo;t miss your chance to own this gem!