

**7, 304 Village Mews SW**  
**Calgary, Alberta**

**MLS # A2193355**



**\$425,000**

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

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

**Inclusions:** None

This beautifully designed two-story condo features a spacious, functional, and rarely available floor plan. Ideally located near the amenity center, this home provides access to fantastic facilities, including a swimming pool, hot tub, gym, tennis courts, and a party room for gatherings. The stylish kitchen features granite countertops, stainless steel appliances, luxuriously finished cabinetry, and ample counter space, ideal for cooking and entertaining. The bright open-concept living and dining area offers new ceramic tile flooring, a cozy wood-burning fireplace, and floor-to-ceiling windows that bring in natural light. Sliding patio doors open to a private outdoor space, enhancing indoor-outdoor living. This condo also offers in-suite laundry, heated underground parking, a private storage room, and plenty of visitor parking right outside the unit. With a bus stop just minutes away, commuting is simple and convenient. Set in a well-managed and highly sought-after community, this condo is an excellent choice for a first-time buyer, investor, or professional couple seeking a stylish and comfortable home. Available for quick possession—move in and start enjoying right away!