

\$340,000 - 7, 304 Village Mews Sw, Calgary

MLS® #A2230989

\$340,000

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Last chance! Get it before it's gone! Great, great price for this complex. A stylish and comfortable home in charismatic Patterson Hills! Impressive multi-story floorplan adds flair and the sunny, southwest exposure invites plenty of natural light into the space. Enjoy both city and mountain views! Fresh paint, great condition, move-in ready. Maximize outdoor living opportunities by relaxing on the raised balcony or choose to lounge comfortably on the main floor patio. This unit is adjacent to some of the best neighbours around! a row of mature trees and the spacious greenery of Niki Park! Imagine experiencing this tranquil setting on a daily basis yet having the city center, shopping, services, dining and entertainment all within easy reach! Big bright kitchen with granite counters and stainless appliance package. Laundry is conveniently located within the suite. Parking is secure in the heated, underground stall. A dedicated storage locker helps keep your extras organized. The amenities building offers fitness facilities, pool, hot tub, tennis and plenty of opportunities for fun in the party room. Lovely, well kept grounds throughout the complex. Visitor parking is nearby the unit. Over 1000 sq feet of beautiful, inviting space with views, greenery, recreation opportunities and an easy commute to the city center. Why wait? Move in now and make the most of summer!

Built in 1987



Essential Information

MLS® #	A2230989
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	7, 304 Village Mews Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2L3

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Park, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3

Exterior

Exterior Features	Private Entrance
Construction	Concrete, Stucco, Wood Frame

Additional Information

Date Listed	June 13th, 2025
Days on Market	123
Zoning	M-C1 d37

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.