

# \$364,900 - 7, 304 Village Mews Sw, Calgary

MLS® #A2230989

**\$364,900**

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

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! 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	\$364,900
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, Park, Visitor Parking, Indoor Pool, Recreation Facilities
Parking Spaces	1
Parking	Stall, Underground, Parkade

### 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	Wood Frame

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	50
Zoning	M-C1 d37

**Listing Details**

Listing Office	CIR Realty
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