



THE
A-TEAM

**RE/MAX
FIRST**

304 VILLAGE Mews #7, Calgary T3H 2L3

MLS® #: **A2193355**

Area: **Patterson**

Listing Date: **02/07/25**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1987**

Finished Floor Area

Abv Sqft: **1,077**
Low Sqft:
Ttl Sqft: **1,077**

DOM

57
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment-Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Stall,Underground

Utilities and Features

Roof:
Heating: **Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Mixed**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5' 3" x 4' 5"	Kitchen	Main	18' 10" x 9' 6"
Living Room	Main	13' 0" x 19' 9"	4pc Bathroom	Second	8' 1" x 8' 9"
Bedroom	Second	12' 2" x 9' 10"	Bedroom	Second	12' 2" x 9' 6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$675

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8910469

Remarks

Pub Rmks: **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!**

Inclusions: **None**
Property Listed By: **CalEstate Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









