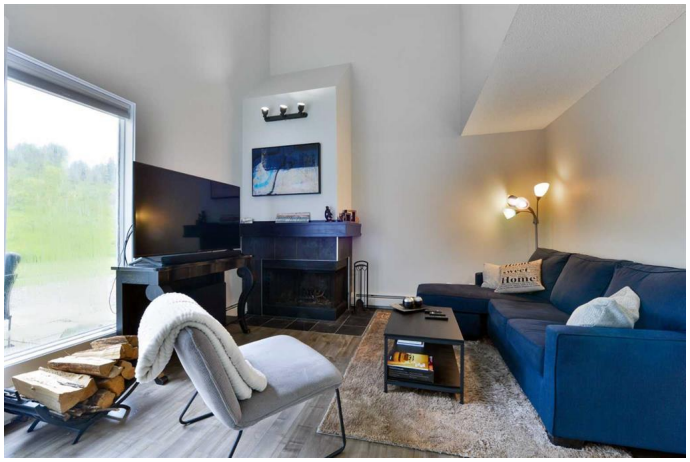
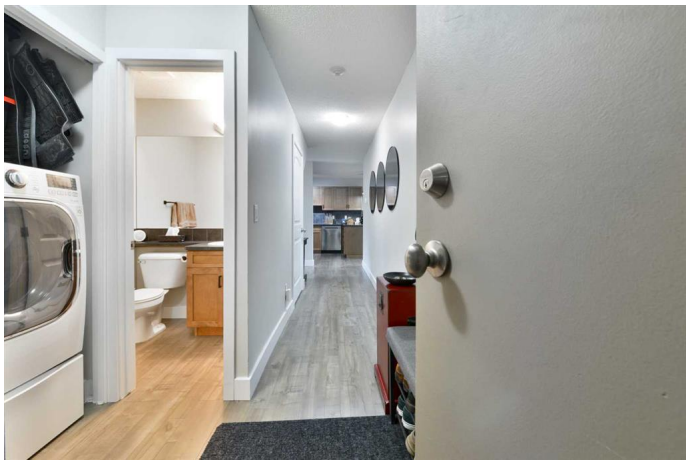
$375,000 - 8, 301 Village Mews Sw, Calgary

MLS® #A2248553

$375,000
2 Bedroom, 2.00 Bathroom, 1,046 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta





Welcome to the News on Broadcast Hill! Located in the desirable community of Patterson, this beautifully maintained and updated top floor condo offers spacious 2 bedrooms, 1.5 bathroom with 2 heated parking spots is the perfect blend of urban design and sophisticated living. As you step into this inviting condo, you're greeted by a bright, modern hallway with durable laminate flooring that flows throughout the main floor. The functional entry area includes a convenient in-suite laundry closet, a tucked-away storage closet, and easy access to a stylish, well-appointed bathroom. Moving into the heart of the home, the hallway seamlessly flows into the open-concept kitchen, This space is a culinary delight, featuring warm wood cabinetry, sleek granite countertops, a stylish tile backsplash, and recently updated stainless steal appliances. The central island provides a perfect spot for casual dining or meal prep, while modern pendant lighting adds a touch of elegance. Beyond the kitchen, a cozy dining or reading nook provides a perfect space to relax, with direct access to a private patio through large sliding glass doors. The patio, ideal for a BBQ and outdoor seating, extends your living space outdoors and offers a peaceful retreat. As you move towards the living room, you are greeted by a perfect space for a dedicated home office or a stylish mini bar area, cleverly utilizing the open layout. To finish off the main floor the open-concept living and dining area is a true showstopper,

boasting soaring vaulted ceilings and that durable laminate flooring. A cozy wood burning fireplace with a modern tile surround creates a perfect focal point, while large windows and sliding doors flood the space with natural light and provide access to the patio that overlooks a quiet greenspace. As you venture up the stairs, you'll discover the private living quarters, which feel bright and airy with a view of the living room below. This level features two spacious bedrooms with plush carpeting and a beautifully appointed four-piece bathroom. The stylish bathroom is a true retreat, boasting a modern vanity, a separate glass shower, a relaxing soaker tub, and contemporary dark tile accents.
Additional features of this unit include two assigned heated underground parking stalls, an assigned storage locker, condo fees that cover heat, water/sewer, access to an amenities center which is conveniently located next to the unit building and has an indoor pool, hot tub, gym, meeting/ party room and a tennis court. Located conveniently close to schools, parks, walking paths, and public transportation, with just a short commute to downtown -- Don't miss this opportunity to own a well-maintained home in a complex with a unique claim to fame, having once housed athletes during the Calgary Olympics.

Built in 1987

Essential Information

MLS® #	A2248553
Price	$375,000
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	8, 301 Village Mews Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2L3

Amenities

Amenities	Fitness Center, Parking, Party Room, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Indoor Pool, Recreation Facilities, Spa/Hot Tub
Parking Spaces	2
Parking	Parkade, Stall, Underground, Assigned

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Tile
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Concrete, Tar/Gravel
Construction	Concrete, Stucco, Wood Frame

Additional Information

Date Listed	August 14th, 2025

Days on Market	2
Zoning	M-C1 d37

Listing Details

Listing Office	Greater Calgary Real Estate

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