



## 301 Village Mews Calgary Alberta

\$330,000

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 steel 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...

4pc Bathroom 7.83 Ft x 8.33 Ft

Primary Bedroom 11.67 Ft x 9.42 Ft

Bedroom 11.75 Ft x 9.42 Ft

2pc Bathroom 5.08 Ft x 4.33 Ft

Kitchen 10.08 Ft x 9.33 Ft

Living room 12.58 Ft x 12.17 Ft

Breakfast 8.50 Ft x 9.17 Ft

Dining room 9.33 Ft x 7.08 Ft

Other 12.58 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
Greater Calgary Real Estate

<http://www.timmazurrealestate.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca