



**DJ Golden**  
**REAL ESTATE**

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**8, 301 Village Mews SW**  
**Calgary, Alberta**

**MLS # A2248553**



**\$375,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit            |               |                   |
| <b>Size:</b>     | 1,046 sq.ft.                          | <b>Age:</b>   | 1987 (38 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Concrete, Tar/Gravel  | <b>Condo Fee:</b> | \$ 675   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1 d37 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |          |

**Inclusions:** N/A

\*\*\*\*\*OPEN HOUSE SATURDAY, AUGUST 23 1:00-3:00 PM\*\*\*\*\* 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.