

# \$539,900 - 1102 Patterson View Sw, Calgary

MLS® #A2213014

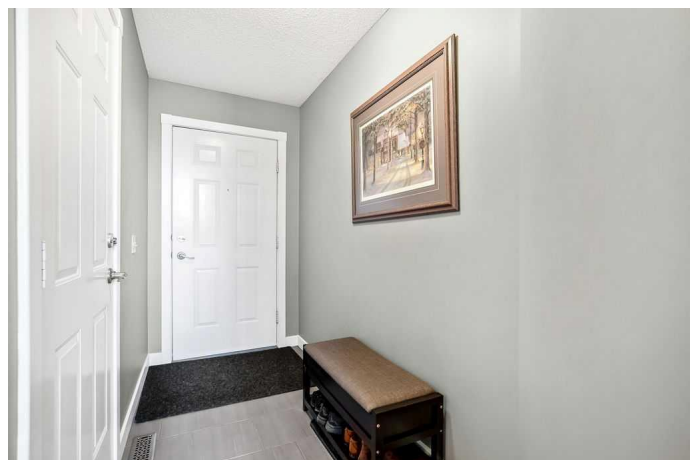
**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

This 1800+ sq. ft. 2 bedroom townhouse condo is located in the desirable location of Patterson Bluffs. An abundance of windows for natural lighting throughout. Nice front entrance on main floor. On the lower levels a large bedroom with his and her's closets, a 4pce. en-suite bathroom. Large mechanical room/storage (hot water tank replaced October 2019). There is a good sized living room on the third level with gas fireplace and stunning vaulted ceilings that extend to the upper floor; full wall of windows - floor to ceiling (solar film on apex windows). French door to large rear NE facing deck (17'x6'x6'0") with amazing views. Upper floor - renovated dining and kitchen (cabinets and vinyl plank flooring February 2022); stainless steel appliances (fridge replaced May 2022). Convenient laundry. 2 pce. bathroom with access to private 3pce. en-suite bathroom with soaker tub and shower. Good sized primary bedroom (solar film on apex windows) as well as a front SW balcony (9'x3'x4'6") for the afternoon sun. Double attached garage with additional storage. Roughed in for central vac. There are walking paths through the trees and a great view of the Bow Valley Corridor. This complex is well maintained with a park like setting and pond. Close to all amenities, restaurants, shopping, school, public transportation and minutes to downtown. Owner has access to private clubhouse. Shows very well!



Built in 1999

## Essential Information

MLS® #	A2213014
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

## Community Information

Address	1102 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

## Amenities

Amenities	Clubhouse, Park, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Street Lighting, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	15
Zoning	M-CG

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.