

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

MLS® #A2213014

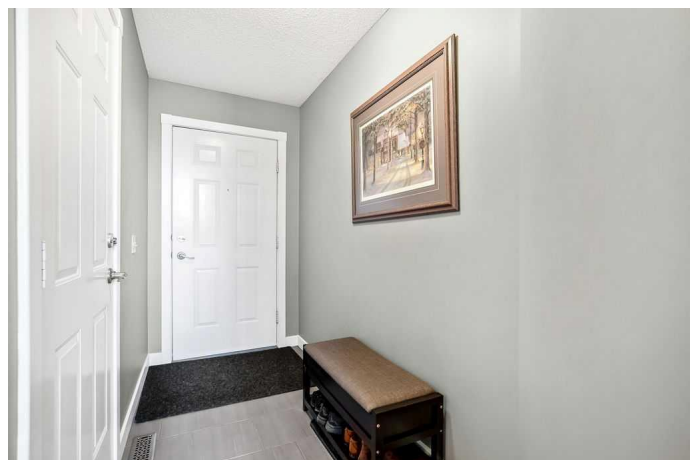
**\$539,900**

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'x0') 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'x6') 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 | 18               |
| Zoning         | M-CG             |

## Listing Details

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

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