

\$525,000 - 1109 Patterson View Sw, Calgary

MLS® #A2208662

\$525,000

2 Bedroom, 2.00 Bathroom, 1,090 sqft
Residential on 1.66 Acres

Patterson, Calgary, Alberta

*** PATTERSON BLUFFS *** SPACIOUS MODERN OPEN DESIGN WITH OVER 1,500 SF LOCATED IN A PARK-LIKE SETTING WITH POND, FOUNTAIN & STREAM RUNNING THROUGH IT. ENTERTAINMENT SIZE LIVING ROOM WITH DRAMATIC VAULTED CEILINGS, GAS FIREPLACE & WEST FACING BALCONY. GLEAMING HARDWOOD FLOORS IN FUNCTIONAL KITCHEN WITH STAINLESS STEEL APPLIANCES. LARGE MASTER BEDROOM RETREAT WITH ITS OWN PRIVATE BALCONY & 5 PIECE EN-SUITE. CONVENIENT MN FLOOR LAUNDRY. PRIVATE 2ND BEDROOM ON 3RD LEVEL HAS ITS OWN PRIVATE EN-SUITE. HUNTER DOUGLAS BLINDS. BUILT-IN VACUUM, PHANTOM SCREEN ON PATIO DOORS. DOUBLE ATTACHED GARAGE+DRIVEWAY WITH ROOM FOR 2 CARS. OWNERS HAVE ACCESS TO PRIVATE CLUB HOUSE. NOTE: FEES INCLUDE HEAT, WATER/SEWER, MAINTENANCE OF FURNACE, HOT WATER TANK, WATER/SEWER, GROUNDSKEEPER & SNOW REMOVAL. EXCELLENT ACCESS TO DT, MOUNTAINS, MINUTES TO VARIETY OF SHOPPING AND PUBLIC TRANSPORTATION. IT'S LIKE LIVING IN A RESORT WITH NO CHECKOUT TIME. EXCELLENT VALUE & A GREAT PLACE TO CALL HOME. TRULY A STUNNING TOWN-HOUSE CONDO!



Built in 2000

Essential Information

MLS® #	A2208662
Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	1.66
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	1109 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

Amenities

Amenities	Clubhouse, Visitor Parking, Gazebo, Party Room, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	10
Zoning	M-CG d21

Listing Details

Listing Office	Stonemere Real Estate Solutions
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