

# \$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, Gazebo, Party Room, Recreation Room, Visitor Parking
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	4
Zoning	M-CG d21

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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