

# \$799,000 - 2002 Patterson View Sw, Calgary

MLS® #A2176129

**\$799,000**

3 Bedroom, 3.00 Bathroom, 1,591 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS LANDSCAPED GREEN SPACE & POND | NO AGE RESTRICTIONS | CONDO FEES INCLUDE ALL UTILITIES EXCEPT ELECTRIC These opportunities do not come up often. One of only a few walkouts on the pond in this exclusive complex . Beautiful HARDWOOD FLOORING. New CARPET, and FRESH PAINT throughout. VAULTED BEAMED CEILING and TWO SIDED GAS FIREPLACE. Main level DEN with a FRENCH GLASS DOOR. VERY PRIVATE EAST FACING DECK that overlooks the beautiful POND, FOUNTAIN and GREEN SPACE. The OVERSIZED garage has HEATED FLOORING. Massive WALKOUT RENOVATED lower level. IN FLOOR HEATING on both levels. The hydraulic boiler system to heat the property is shared and maintained at replaced at the EXPENSE OF THE CONDO CORPORATION. A very well managed complex, perfectly located with access to pathways, views and Patterson Park. Shopping amenities of 85th street and incredible transportation options, with transit, LRT and access to Stoney Trail and Bow Trail all close by. An incredible opportunity not to be missed.



Built in 1995

## Essential Information

MLS® #	A2176129
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,591
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	2002 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

### **Amenities**

Amenities	Clubhouse, Visitor Parking, Party Room
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, French Door, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	In Floor, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors, See Through, Tile
Has Basement	Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond

Roof Clay Tile

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed November 5th, 2024

Days on Market 151

Zoning M-CG

## Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.