

\$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

}}} OPEN FOR VIEWING SUNDAY 2-4 PM {{{
*** 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
Zoning	M-CG d21

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

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.