

# \$524,900 - 1101 Patterson View Sw, Calgary

MLS® #A2232894

**\$524,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Open House Saturday, August 2 from 1:00 pm - 3:00 pm. Welcome to your dream home in Patterson Bluffs! Discover an exceptional opportunity to live in one of Patterson Heights's™ most desirable and tranquil settings. This wonderfully unique split style townhome is tucked into a quiet, park-like complex and offers over 1,600 sq ft of beautifully developed living space and boasts windows on three sides for incredible natural light throughout the day. Step inside and be prepared to be impressed by the soaring vaulted ceilings, expansive floor-to-ceiling windows in the Great Room, and great views of the natural reserve, river valley, and north hill. Step out onto the deck and take in the peaceful, elevated surroundings. The open-concept kitchen and living area feels spacious and inviting, highlighted by rich maple cabinetry, stainless steel appliances, modern trapeze lighting, and hardwood floors. The thoughtful layout offers two large bedrooms, including a generous primary suite with vaulted ceiling, private balcony, and full ensuite. The second bedroom also features its own 4-piece ensuite and can easily double as a home office, den or family room. This home has been recently refreshed with newer carpet, refinished hardwood floors, neutral designer paint, newer appliances and includes a new (2023) central air conditioning unit for year-round comfort. Other highlights include main floor laundry with extra storage; 2 piece powder room; two private balconies; and an



ideal corner location within the development for added privacy and sunlight. Set in a beautifully landscaped complex, residents enjoy access to a central green space with two ponds, walking paths, and a community center. Youâ€™re just steps to scenic pathways through Patterson Park and the trails of Paskapoo Slopes, plus transit, shopping at Aspen Landing and West 85th, and a quick commute to downtown make this the perfect low-maintenance lifestyle in the west end. A rare opportunity in a serene and sought-after location â€“ book your viewing today!

Built in 1999

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232894      |
| Price          | \$524,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,257         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1101 Patterson View Sw |
| Subdivision | Patterson              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 3J9 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Landscaped, Corner Lot, Sloped Down |
| Roof              | Clay Tile                           |
| Construction      | Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 40              |
| Zoning         | M-CG d21        |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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