

# \$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, Visitor Parking, 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	2
Zoning	M-CG d21

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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