

# \$544,900 - 1101 Patterson View Sw, Calgary

MLS® #A2232894

**\$544,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

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	\$544,900
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	Corner Lot, Landscaped, Sloped Down
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	15
Zoning	M-CG d21

### Listing Details

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

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