



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2002 Patterson View SW Calgary, Alberta

MLS # A2218491



\$744,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Patterson | | |
| Type: | Residential/Triplex | | |
| Style: | Bungalow | | |
| Size: | 1,591 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Faces Front, Heated Garage, Insulated | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond | | |

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|--------------------|---|-------------------|--------|
| Heating: | Boiler, In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 846 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, French Door, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar | | |
| Inclusions: | Refrigerator in Basement | | |

WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS ONTO GREEN SPACE & POND| 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 and 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.