



**1101 Patterson View SW  
Calgary, Alberta**

**MLS # A2232894**



**\$544,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 796
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d21
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** TV Wall Mount in Living Room

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. You'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 &ndash; book your viewing today!