

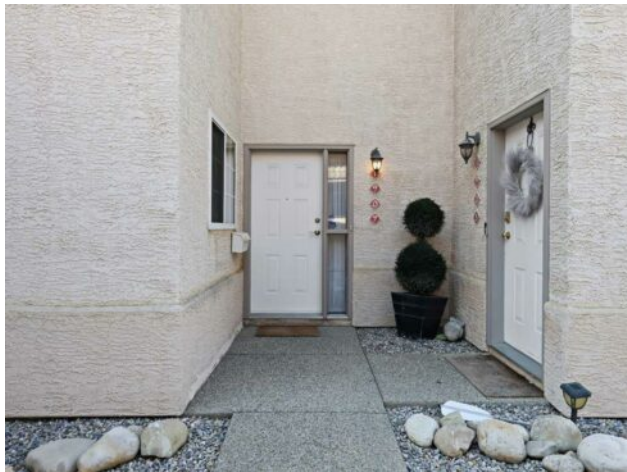


GRASSROOTS
REALTY GROUP

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1907 Patterson View SW
Calgary, Alberta

MLS # A2259649



\$399,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 647
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d21
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Microwave, Hood Fan, All Window Coverings, Washer, Dryer, Vacuum System +Attachments, Ceiling Fan, Garage Door Opener

Step into this immaculately maintained 2-bedroom, 2-bathroom attached townhouse in the sought-after community of Patterson, where timeless charm meets everyday convenience. From the moment you walk in, you're greeted by a bright, open-concept layout with beamed ceilings, rich architectural details, and abundant natural light streaming through expansive windows. The warm and inviting living room features a cozy gas fireplace, while the spacious dining area flows seamlessly into a well-appointed kitchen with ample cabinetry and prep space—ideal for both casual meals and entertaining. Unwind on your large, private covered patio, offering tranquil surroundings and elevated views—perfect for enjoying your morning coffee or a quiet evening outdoors. The primary suite is a true retreat with a 3-piece ensuite featuring a luxurious jetted tub and a walk-in closet for added storage and comfort. A second bedroom and full bath provide flexible space for guests or a home office. Additional highlights include in-suite laundry, a central vacuum system, and a single attached garage with room for storage and an extra parking spot on the driveway. Set in a quiet, well-maintained complex with mature landscaping and close to parks, walking paths, shopping, and transit—this home offers the perfect balance of peace, privacy, and accessibility. Pride of ownership shines throughout—this one is move-in ready and waiting for you!