



GRASSROOTS
REALTY GROUP

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702 Patterson View SW
Calgary, Alberta

MLS # A2271235



\$549,500

Division:	Patterson		
Type:	Residential/Triplex		
Style:	3 Level Split		
Size:	1,200 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 776
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Multifamily Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Wall Unit in Living room and kitchen Island Chairs

3-Level Townhome With City & Valley Views | Well-Kept & Move-In Ready Welcome to easy west-side living in this three-level townhome offering 1630 square feet of well-maintained space, complete with impressive Calgary and valley views and a location that makes everyday life effortless. Thoughtfully cared for over the years, this home offers a warm, comfortable setting with opportunity to personalize, update, or renovate at your own pace. The main living level features a bright, open layout with great natural light, a cozy entertaining area, and direct access to outdoor space where you can unwind and enjoy the views. A built-in bar area with bar fridge adds a fun touch for hosting or relaxing nights in. With three levels of smartly designed space, there's room for work, guests, hobbies, and quiet retreat. Step outside onto multiple outdoor living areas, ideal for morning coffee, BBQs, or soaking in the skyline. A spacious attached garage plus driveway parking adds convenience and room for storage, bikes, or ski gear. Located minutes from downtown, close to LRT, parks, pathways, shopping, and west-side amenities — plus quick access to the mountains for weekend adventure — this home offers the lifestyle, location, and layout you've been searching for. Well-kept. View-focused. Adventure-ready. Move in and make it your own.