



**1906 Patterson View SW  
Calgary, Alberta**

**MLS # A2280780**



**\$415,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d21
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Primary Downstairs, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

If you're looking for west-side living with easy downtown access and quick escapes to the mountains, this Patterson townhome checks a lot of boxes. One of the standout features is something you don't often see done this well: a single-car garage with radiant in-floor heat that leads directly into a proper mudroom, complete with a pantry for additional food and storage. It's a thoughtful, real-life layout that stays warm and functional year-round, perfect for groceries, sports gear, or daily commuting. The main living area is exceptionally functional, with a layout that flows naturally and makes the space feel larger and easier to live in. Throughout the home, you'll appreciate radiant in-floor heating including in the garage, delivering consistent comfort and energy efficiency. Even better, heat is included in the utilities, which is a meaningful value add. The primary suite is conveniently located on the main floor, offering privacy and ease of living that works beautifully for long-term comfort. Upstairs, a loft-style sitting area provides flexible bonus space ideal for a TV lounge, home office, or reading nook, adding separation without wasted square footage. You'll also find a second bedroom and a full bathroom, making this layout well suited for a roommate, guests, or a dedicated work-from-home setup. Location is where Patterson truly shines. You're perfectly positioned for a smooth commute downtown, while still enjoying quick access west to the mountains, Bow Trail, and major roadways; a rare balance of convenience and lifestyle. Residents also enjoy access to an on-site community centre, offering space to host events, connect with neighbours, and take part in community activities, an often-overlooked amenity that adds real everyday value. This home is an excellent fit for a single professional or young couple seeking

low-maintenance living, smart efficiency, and a west-side location that supports both work and weekend adventures.