



., 2107 Patterson View SW
Calgary, Alberta

MLS # A2303272



\$399,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,235 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Cork

Sewer: -

Roof: Clay Tile

Condo Fee: \$ 721

Basement: -

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-CG d21

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Cabinet in en-suite bathroom,

Your opportunity to live in the desirable Patterson Bluffs 55+ seniors' complex. These units don't become available very often and this unit is one of the largest and unique designs in the complex. With 1235 sq. ft. of single level living space, 2 bedrooms and 2 bathrooms, 9' ceilings, soft corners, numerous large windows and an open plan, there is so much to work with in making it your new home. The entrance is wide and inviting with a large closet and space for seating. The newer rectangular tile that continues into the kitchen is easy to maintain. Moving forward into the living area your senses will be impacted by the abundance of natural light, the spaciousness of the living area, the unique curved wall, the airiness created by the 9' ceilings, all complimented by the soft neutral colour palate. There is great flexibility of use provided by the open plan. The living room features a corner gas fireplace for added atmosphere and comfort. Step out to the wrap-around patio with southeast to southwest exposure and enjoy a morning coffee, summer lunch or evening BBQ. A large dining room with one wall of windows, space for a buffet and hutch, located next to the kitchen can accommodate daily meals or larger gatherings. A raised breakfast bar provides another option for snacks. The well-planned kitchen is bright with white appliances, lots of cabinets, counter space and a pantry. Retire to the primary suite with space for a king-sized bed, large window, walk-in closet with organizers and a 3-piece bathroom with a walk-in shower and storage cabinet. A second bedroom can function as a guest room or den. There is a main 4-piece bathroom with a one-piece jetted tub shower combination. A large laundry room with front loading washer and dryer has space for in-suite storage as well. The unit comes with 2 assigned parking stalls and a storage

locker. This premier complex has a number of wonderful amenities including a hobby/workshop, self serve car wash bay, social/recreation room and a great clubhouse. Wonderfully landscaped grounds with paths and water features add to the overall ambiance of this fine home. It is located just off Old Banff Coach Road in the desirable community of Patterson. There is great access to Sarcee Trail, Stoney Trail, Highway #1 and public transportation. You will be close to many amenities and services such as McMahon Stadium, Foothills Medical Centre, University of Calgary, Canada Olympic Park, Calgary Farmer's Market, Westhills Towne Centre and so much more. You owe it to yourself to check it out today.