



GRASSROOTS
REALTY GROUP

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2116 Patterson View SW
Calgary, Alberta

MLS # A2205524



\$359,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,097 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Portable Air Conditioning Unit & Window Insert

Welcome to Unit 2116 in Patterson Bluffs! This stunning TOP-FLOOR condo offers nearly 1,100 sq. ft. of thoughtfully designed living space in a sought-after 55+ adult only building. With soaring 14'8" vaulted ceilings and expansive Southwest-facing windows, natural light pours into the home, creating a bright and airy atmosphere. A rare find, this unit shares only ONE common wall and is uniquely positioned beside a staircase, providing extra privacy and convenient access if you prefer to skip the elevator. The spacious open-concept layout is perfect for entertaining or relaxing, starting with a well-appointed kitchen featuring ample storage, a large pantry (a rarity in condo living!), and a breakfast bar that seamlessly connects to the dining and living areas. The cozy gas fireplace enhances the inviting ambiance, while french doors lead to the impressive nearly 19-foot-wide balcony, ideal for enjoying your morning coffee or evening sunsets. The thoughtfully designed split-bedroom floor plan ensures maximum privacy. The primary suite is tucked away at the opposite end of the condo, comfortably accommodating a king-size bed and additional furniture. A walk-in closet provides generous storage, next to a luxurious 5-piece ensuite with dual sinks, a stand-up shower, and a relaxing soaking tub—a true private retreat. The second bedroom, perfect for guests, a home office, or a hobby space, is conveniently located across from a 4-piece bathroom. A large laundry room adds to the condo's practicality, offering extra storage and keeping everything organized. This well-maintained home also includes secure underground parking near the elevator, a large storage locker, and access to a car wash bay and woodworking room. The building boasts fantastic amenities, including a community room with a kitchen, a separate clubhouse with a pond and fountain, and a

community garden. Ideally located steps from walking trails and public transit, this condo is just a 15-minute drive to downtown Calgary and close to major roads, shopping, restaurants, and Westside Recreation Centre. Lovingly cared for by the same owner for nearly 30 years, this is a rare opportunity to downsize in comfort without sacrificing space or convenience - book your showing today!