



**2121 Patterson View SW
Calgary, Alberta**

MLS # A2207917



\$365,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,058 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Guest, Heated Garage, Parkade, Secured, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Bright corner unit with vaulted ceilings and two large North and West facing balconies! This home has tons of windows, spacious open floor plan, large primary bedroom with walk in closet and 3-piece ensuite and access to large balcony, 2nd bedroom or potential a den, 4-piece bathroom with jetted tub, foyer with coat closet, laundry room, oak kitchen with eating bar and walk in pantry, living room with cozy corner gas fireplace and large mantle, dining room with access to large balcony with gas line for BBQ, secure underground parking stall and storage locker with shelving. An ideal opportunity for the new homeowners to choose their own style of flooring and paint colours. The complex is 55+ adult building with many of amenities, well-managed building, games community room and kitchenette hosting social events such as games and darts nights, community clubhouse overlooking pond with fountain feature, gardens, craft room for hobbies and wood working, car wash bay, welcoming foyer with seating, near walking paths and transit, close to shopping and West Springs conveniences.