



**GRASSROOTS**  
REALTY GROUP

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**1102 Patterson View SW**  
**Calgary, Alberta**

**MLS # A2213014**



**\$539,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Street Lighting, Vie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 796
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** Garage Door Opener With 2 Remotes

This 1800+ sq. ft. 2 bedroom townhouse condo is located in the desirable location of Patterson Bluffs. An abundance of windows for natural lighting throughout. Nice front entrance on main floor. On the lower levels a large bedroom with his and her's closets, a 4pce. en-suite bathroom. Large mechanical room/storage (hot water tank replaced October 2019). There is a good sized living room on the third level with gas fireplace and stunning vaulted ceilings that extend to the upper floor; full wall of windows - floor to ceiling (solar film on apex windows). French door to large rear NE facing deck (17'x6'x0') with amazing views. Upper floor - renovated dining and kitchen (cabinets and vinyl plank flooring February 2022); stainless steel appliances (fridge replaced May 2022). Convenient laundry. 2 pce. bathroom with access to private 3pce. en-suite bathroom with soaker tub and shower. Good sized primary bedroom (solar film on apex windows) as well as a front SW balcony (9'x4'x6') for the afternoon sun. Double attached garage with additional storage. Roughed in for central vac. There are walking paths through the trees and a great view of the Bow Valley Corridor. This complex is well maintained with a park like setting and pond. Close to all amenities, restaurants, shopping, school, public transportation and minutes to downtown. Owner has access to private clubhouse. Shows very well!