

\$799,000 - 2002 Patterson View Sw, Calgary

MLS® #A2176129

\$799,000

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS LANDSCAPED GREEN SPACE & POND| NO AGE RESTRICTIONS | CONDO FEES INCLUDE ALL UTILITIES EXCEPT ELECTRIC These opportunities do not come up often. One of only a few walkouts on the pond in this exclusive complex . Beautiful HARDWOOD FLOORING. New CARPET, and FRESH PAINT throughout. VAULTED BEAMED CEILING and TWO SIDED GAS FIREPLACE. Main level DEN with a FRENCH GLASS DOOR. VERY PRIVATE EAST FACING DECK that overlooks the beautiful POND, FOUNTAIN and GREEN SPACE.The OVERSIZED garage has HEATED FLOORING. Massive WALKOUT RENOVATED lower level. IN FLOOR HEATING on both levels. The hydraulic boiler system to heat the property is shared and maintained and replaced at the EXPENSE OF THE CONDO CORPORATION. A very well managed complex, perfectly located with access to pathways, views and Patterson Park. Shopping amenities of 85th street and incredible transportation options, with transit, LRT and access to Stoney Trail and Bow Trail all close by. An incredible opportunity not to be missed.

Built in 1995

Essential Information



MLS® #	A2176129
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,591
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	2002 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

Amenities

Amenities	Clubhouse, Party Room, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	French Door, No Animal Home, No Smoking Home, Vinyl Windows, Beamed Ceilings, Jetted Tub, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Dryer, Gas Stove, Range Hood, Washer
Heating	Boiler, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, See Through, Tile
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof Clay Tile
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2024
Days on Market 177
Zoning M-CG

Listing Details

Listing Office RE/MAX First

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