

# \$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 at 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, Visitor Parking, Party Room                               |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Garage Faces Front |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, French Door, Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove                   |
| Heating           | In Floor, Natural Gas, Boiler   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Glass Doors, 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        164  
Zoning                    M-CG

**Listing Details**

Listing Office            RE/MAX First

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