



THE
A-TEAM

**RE/MAX
FIRST**

2118 PATTERSON View #,, Calgary T3H 3J9

MLS® #: **A2163270** Area: **Patterson** Listing Date: **09/12/24** List Price: **\$415,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1997**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned,Parkade,Underground,Workshop in Garage

Finished Floor Area

Abv Sqft: **1,235**
 Low Sqft:
 Ttl Sqft: **1,235**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|------------------------|-------------------------|-------------|-----------------------|
| Foyer | Main | 8`1" x 9`11" | Kitchen | Main | 13`11" x 10`2" |
| Living Room | Main | 21`0" x 18`0" | Dining Room | Main | 9`6" x 10`6" |
| Bedroom - Primary | Main | 11`11" x 13`11" | 3pc Ensuite bath | Main | 8`4" x 6`0" |
| Walk-In Closet | Main | 6`4" x 8`8" | Bedroom | Main | 15`4" x 9`11" |
| 4pc Bathroom | Main | 7`11" x 5`4" | Laundry | Main | 8`11" x 8`3" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$681

Fee Simple
Fee Freq:
Monthly

M-CG d21

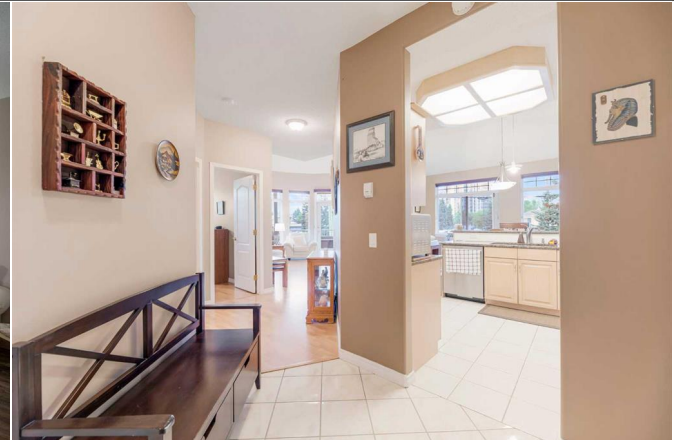
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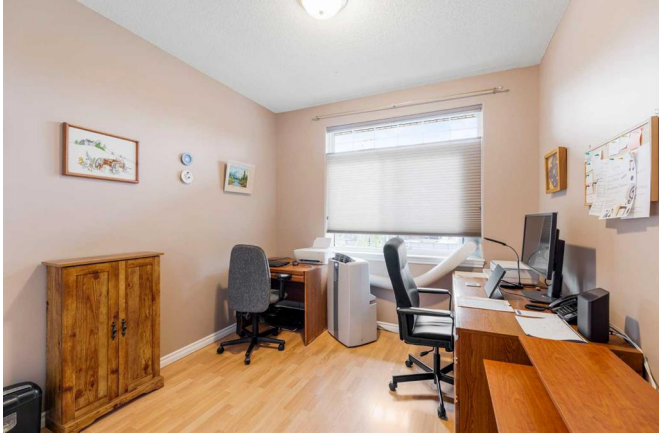
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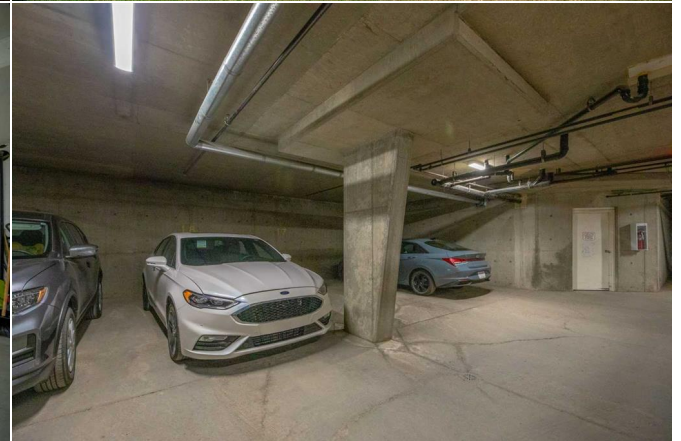
Pub Rmks: **Welcome to this stunning 2 bed, 2 bath top-floor corner condo in the highly sought-after 55+ community in the charming neighborhood of Patterson. This unit boasts vaulted ceilings, a cozy fireplace, and an updated kitchen perfect for modern living. Enjoy the privacy and tranquility of being on the top floor with no neighbors above, and relax on your good-sized balcony, ideal for morning coffee or evening sunsets. The building offers fantastic amenities, including a workshop in the garage, a community room with a kitchen for hosting events, a car wash station, and a separate clubhouse that's great for entertaining family and friends. Whether you're downsizing or looking for a peaceful, vibrant community, this condo is a perfect place to call home!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







2118 Patterson View SW, Calgary, AB

Main Floor Exterior Area 1311.72 sq ft
Interior Area 1225.46 sq ft



0 4 8 ft

PREPARED: 20/08/19



Walls regions are excluded from total floor area in CLUCID floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.