

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**

Finished Floor Area

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

DOM

82
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Underground, Workshop in Garage

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

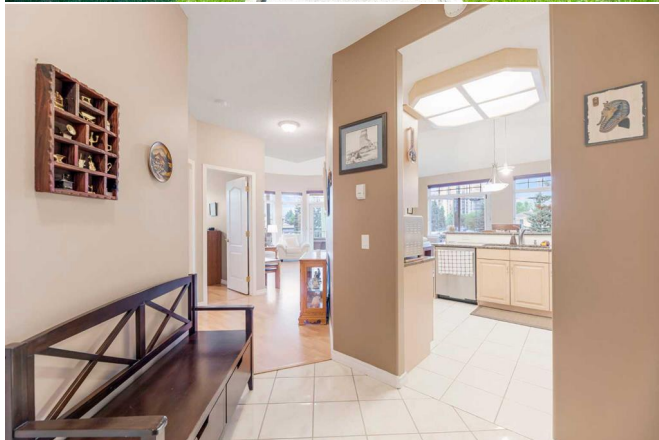
Legal Desc: 9712522

Remarks

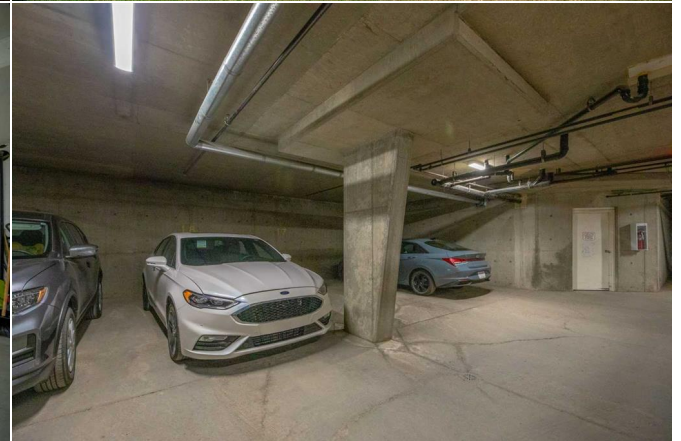
Pub Rmks: **Welcome to this stunning 2 bed, 2 bath top-floor corner condo in the highly sought-after 55+ community in the charming neighborhood of Patterson. This unit boasts vaulted ceilings, a cozy fireplace, and an updated kitchen perfect for modern living. Enjoy the privacy and tranquility of being 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

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.