



THE
A-TEAM

**RE/MAX
FIRST**

704 PATTERSON View, Calgary T3H 3J9

MLS®#: **A2163476**

Area: **Patterson**

Listing Date: **09/06/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,233**
Low Sqft:
Ttl Sqft: **2,233**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Cork,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`1" x 7`4"
2pc Bathroom	Upper	6`0" x 7`7"
Kitchen	Upper	18`2" x 22`10"
3pc Bathroom	Lower	9`2" x 7`2"
4pc Bathroom	Lower	9`7" x 8`0"
Game Room	Lower	16`9" x 18`8"

Room	Level	Dimensions
Office	Main	13`7" x 16`3"
Dining Room	Upper	8`7" x 15`3"
Living Room	Upper	17`0" x 18`3"
Bedroom	Lower	14`1" x 17`1"
Bedroom - Primary	Lower	17`0" x 13`5"
Furnace/Utility Room	Lower	21`3" x 20`1"

Legal/Tax/Financial

Condo Fee:
\$825

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d21

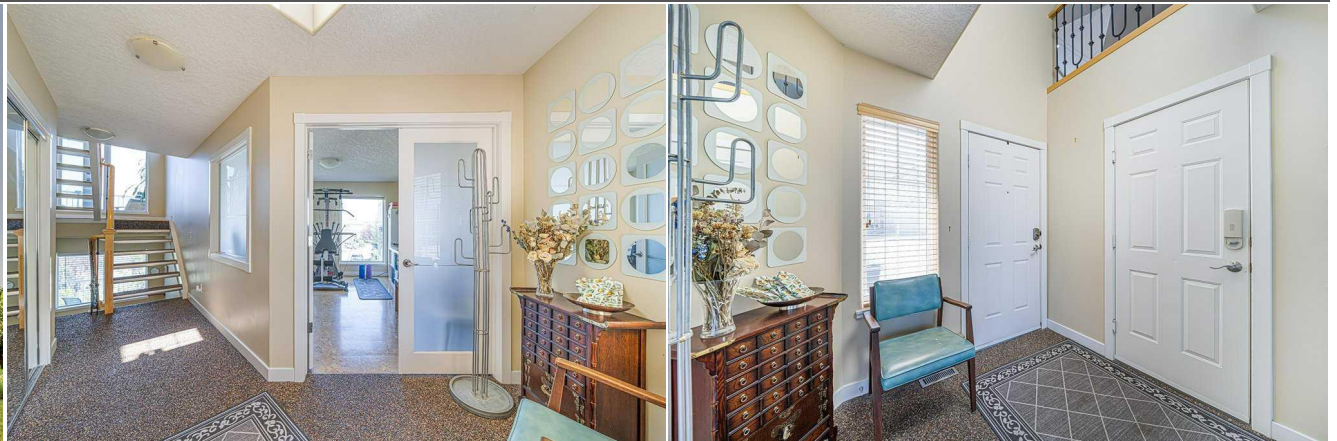
Legal Desc: **0010265**

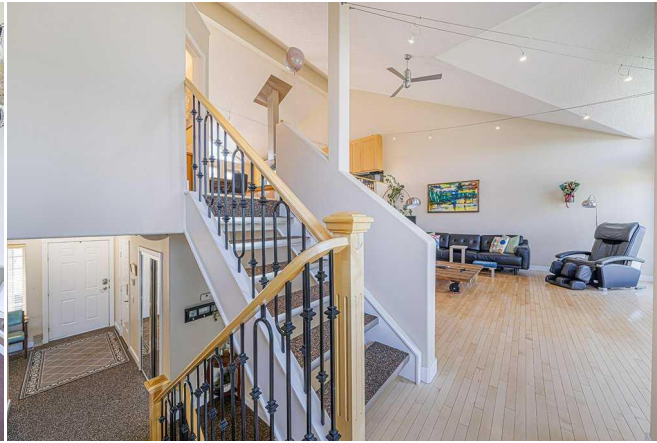
Remarks

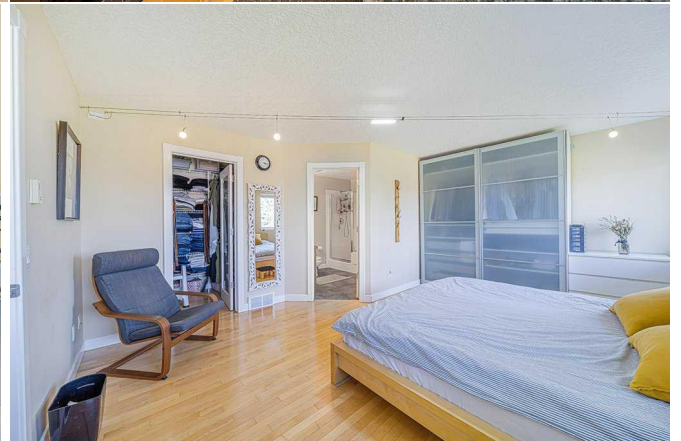
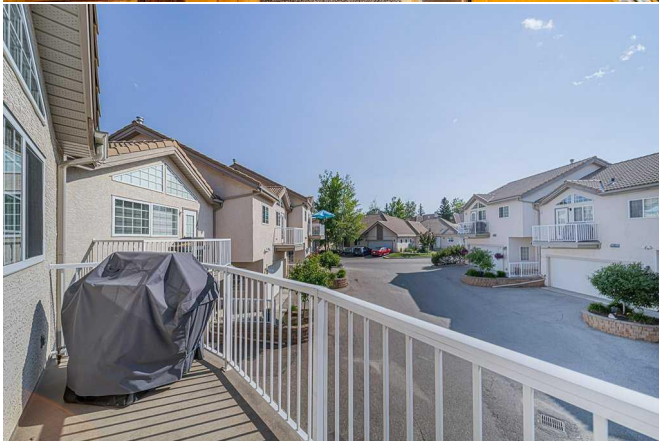
Pub Rmks: ****Welcome to Your Dream Home at 704 Patterson View SW, Calgary!** Nestled in the serene and upscale neighbourhood of Patterson, this stunning townhouse offers unparalleled comfort and luxury. The property boasts a spacious open floor plan and is ideal for families or those who love to entertain. The bright and open-concept living area is enhanced by large windows, filling the space with natural light and creating a warm, inviting atmosphere. This multi-level townhouse condominium in the Hillside Terraces at Patterson Bluffs is a true gem. It has three decks and is perched on the brow of Paskapoo Hill, offering breathtaking views from almost all levels. The home overlooks a wooded environmental reserve and is conveniently close to a bike path. Located on a cul-de-sac within the well-maintained and quiet Patterson Bluffs condominium community, residents enjoy access to ponds, a clubhouse backing onto one of the ponds, treed areas, and a community garden. The kitchen is a chef's delight, equipped with high-end appliances, ample counter space, and stylish cabinetry. Perfect for entertaining, it overlooks the living room and features maple hardwood flooring with PebbleStone inserts, extensive maple Shaker style cabinetry, granite countertops and backsplash, a large 11' island, vaulted ceiling, walk-in pantry, and a 36-inch Wolf gas range top. Enjoy your morning coffee on the private balcony while taking in the stunning greenery views. The master suite offers a peaceful retreat with a luxurious ensuite bathroom and generous closet space. Additional highlights include a finished basement, a double garage, and access to community amenities such as parks, walking trails, and recreational facilities. Condominium fees include gas, water, and sewer. Located just minutes from top-rated schools, shopping centers, and major transportation routes, this home offers both convenience and tranquility. Don't miss the opportunity to make 704 Patterson View SW your new home. Schedule a viewing today and experience the perfect blend of elegance and comfort!**

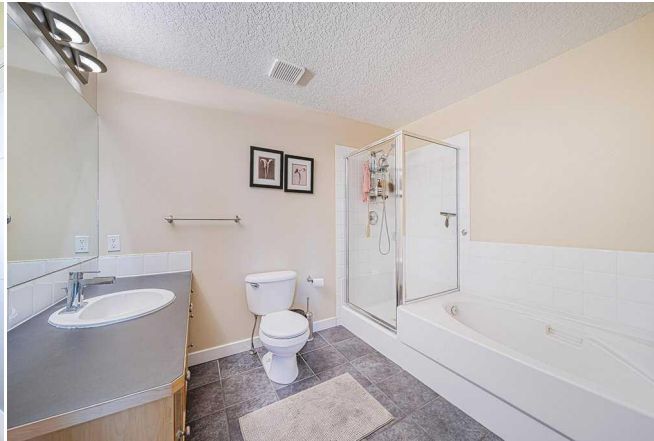
Inclusions: **NA**
Property Listed By: **RE/MAX Landan Real Estate**

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











704 Patterson View SW, Calgary, AB

Main Floor Exterior Area 336.40 sq ft
Interior Area 287.06 sq ft

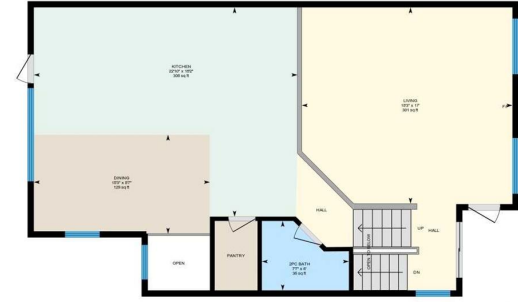


PREPARED: 2024/07/12

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

704 Patterson View SW, Calgary, AB

2nd Floor Exterior Area 875.75 sq ft
Interior Area 502.17 sq ft
Excluded Area 27.26 sq ft



PREPARED: 2024/07/12

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

704 Patterson View SW, Calgary, AB

Basement2 Exterior Area 232.76 sq ft
Interior Area 294.65 sq ft

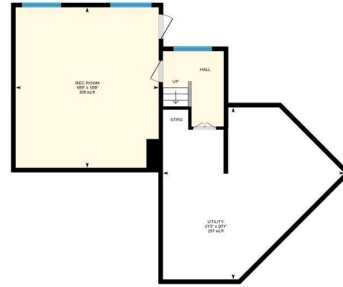


PREPARED: 2024/07/12

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

704 Patterson View SW, Calgary, AB

Basement3 Exterior Area 442.81 sq ft
Interior Area 371.87 sq ft
Excluded Area 314.24 sq ft

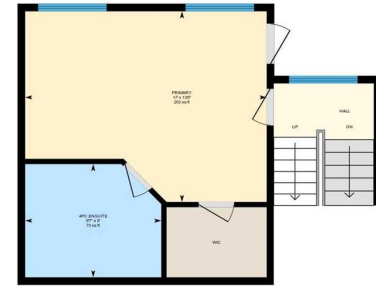


PREPARED: 2024/07/12

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

704 Patterson View SW, Calgary, AB

Basement1 Exterior Area 410.10 sq ft
Interior Area 296.47 sq ft



PREPARED: 2024/07/12

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