



THE
A-TEAM

**RE/MAX
FIRST**

2002 PATTERSON View, Calgary T3H 3J9

MLS®#: **A2176129** Area: **Patterson** Listing **11/05/24** List Price: **\$885,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **10 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,591**
 Low Sqft:
 Ttl Sqft: **1,591**

DOM

46
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond**
 Park Feat: **Double Garage Attached,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

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

Construction: **Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,French Door,Jetted Tub,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7' 7" x 13' 10"	Office	Main	10' 4" x 11' 2"
Dining Room	Main	13' 7" x 19' 11"	Kitchen	Main	10' 2" x 8' 5"
Living Room	Main	16' 2" x 21' 2"	Laundry	Main	9' 3" x 6' 9"
Bedroom - Primary	Main	13' 2" x 14' 5"	5pc Ensuite bath	Main	
Bedroom	Main	10' 0" x 11' 9"	4pc Bathroom	Main	

Game Room
Flex Space
4pc Bathroom

Lower
Lower
Lower

30`0" x 33`8"
10`5" x 14`9"

Bedroom
Storage

Lower
Basement

12`10" x 13`7"
18`3" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$816

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9512735**

Remarks

Pub Rmks: **SETUP TRIPLEX WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS LANDSCAPED GREEN SPACE & POND|NO AGE RESTRICTIONS 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. 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.**

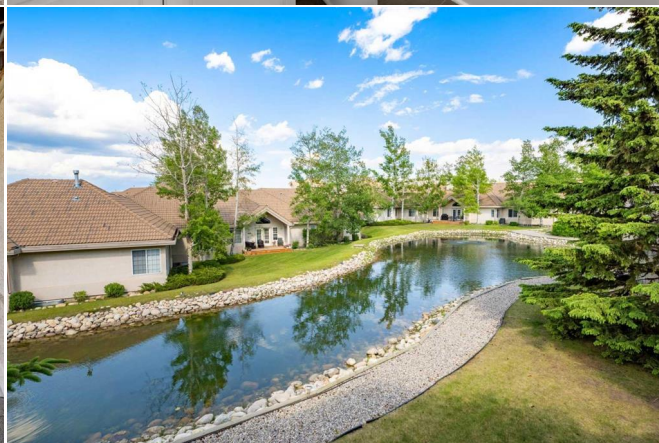
Inclusions:
Property Listed By: **N/A**
RE/MAX First

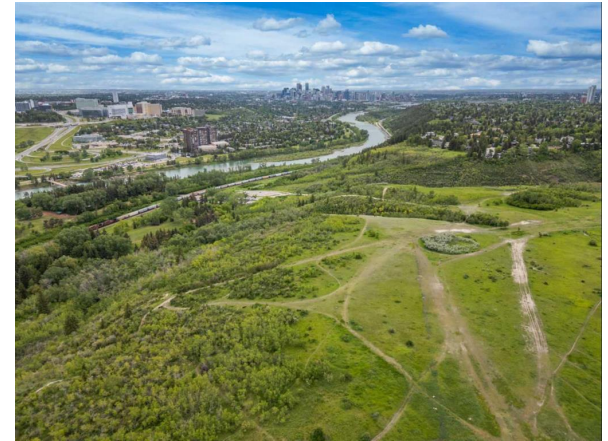
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2002 Patterson View SW, Calgary, AB

Main Floor Exterior Area 1520.77 sq ft
Interior Area 1481.13 sq ft
Excluded Area 439.48 sq ft



0 4 8 ft

PREPARED: 2004/02/22



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

2002 Patterson View SW, Calgary, AB

Basement (Below Grade) Exterior Area 1543.29 sq ft
Interior Area 1432.01 sq ft



0 4 8 ft

PREPARED: 2004/02/22



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