



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**506 PATTERSON View, Calgary T3H 3J9**

MLS® #: **A2194416**      Area: **Patterson**      Listing Date: **02/14/25**      List Price: **\$525,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **803**  
 Low Sqft:  
 Ttl Sqft: **803**

DOM

**8**  
Layout  
 Beds: **2 (2)**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Close to Clubhouse,Cul-De-Sac,Views**  
 Park Feat: **Garage Door Opener,Single Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 13`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>21`7" x 17`2"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>		<b>5pc Ensuite bath</b>	<b>Basement</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Basement</b>	<b>13`9" x 13`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`1" x 9`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$816**      Title: **Fee Simple**      Zoning: **M-CG**  
 Fee Freq:

Monthly

Legal Desc: 9512735

Remarks

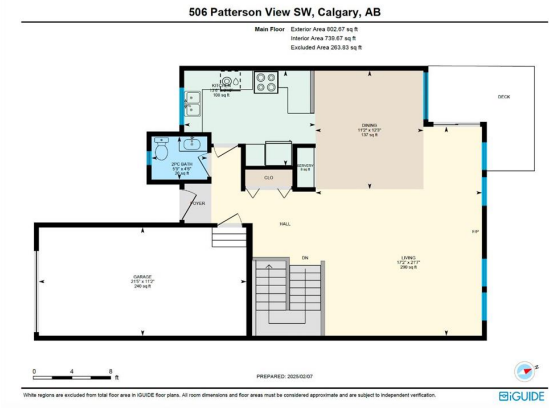
Pub Rmks: **OPEN HOUSE FEB.23 1-3PM | FULLY RENOVATED | FLOODED WITH NATURAL LIGHT | VIEWS FOR DAYS | ATTACHED GARAGE | Welcome home to 506 Patterson View—this beautifully renovated unit offers an ideal layout with over 1,550 SQFT of developed living space. From the moment you enter, the soaring vaulted ceiling and expansive windows create a breathtaking view while allowing natural light to pour into the space. The spacious living area is centred around a cozy gas fireplace, perfect for taking in the views and unwinding on a chilly winter night. The renovated kitchen showcases quartz countertops, stainless steel appliances, a custom tile backsplash, and ample storage. This level also features a large dining area, a well-positioned 2-piece powder room, and access to the attached garage. Downstairs, you'll find a massive private suite, situated above grade to maximize natural light. The stunningly remodelled 5-piece ensuite boasts a freestanding tub, a tiled walk-in shower, and a large double vanity, along with generous closet space. The second bedroom, complete with its own 4-piece ensuite, makes for an exceptional guest room or home office, also featuring a large above-grade window. Conveniently located near the bedrooms is a spacious laundry area. This quiet complex offers a clubhouse, a scenic pond, and beautifully maintained landscaping, creating a peaceful atmosphere throughout. With ample guest parking and pet-friendly policies (with approval), the community provides a welcoming environment both inside and out. Ideally located near hiking trails, walking paths, the LRT, downtown, Aspen Landing, Mount Royal and Ambrose College, Westside Rec Centre, Canada Olympic Park, shopping on 85th Street, and nearly every other amenity you'd expect in this sought-after SW community. Book your private showing today!**

Inclusions: N/A  
Property Listed By: RE/MAX House of Real Estate

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











506 Patterson View SW, Calgary, AB

Basement: Exterior Area 771.00 sq ft  
Interior Area 120.37 sq ft



0 3 6 ft  
PREPARED: 2020/02/07  
With figures are excluded from total floor area in G.U.I.C.E. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

