



THE
A-TEAM

**RE/MAX
FIRST**

2116 PATTERSON View, Calgary T3H 3J9

MLS® #: **A2205524** Area: **Patterson** Listing Date: **03/27/25** List Price: **\$374,900**
 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:

Finished Floor Area

Abv Sqft: **1,097**
 Low Sqft:
 Ttl Sqft: **1,097**

DOM

9

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Secured,Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$617**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-CG**

Legal Desc: **9712522**

Remarks

Pub Rmks: **Welcome to Unit 2116 in Patterson Bluffs! This stunning TOP-FLOOR condo offers nearly 1,100 sq. ft. of thoughtfully designed living space in a sought-after 55+ adult only building. With soaring 14'8" vaulted ceilings and expansive Southwest-facing windows, natural light pours into the home, creating a bright and airy atmosphere. A rare find, this unit shares only ONE common wall and is uniquely positioned beside a staircase, providing extra privacy and convenient access if you prefer to skip the elevator. The spacious open-concept layout is perfect for entertaining or relaxing, starting with a well-appointed kitchen featuring ample storage, a large pantry (a rarity in condo living!), and a breakfast bar that seamlessly connects to the dining and living areas. The cozy gas fireplace enhances the inviting ambiance, while french doors lead to the impressive nearly 19-foot-wide balcony, ideal for enjoying your morning coffee or evening sunsets. The thoughtfully designed split-bedroom floor plan ensures maximum privacy. The primary suite is tucked away at the opposite end of the condo, comfortably accommodating a king-size bed and additional furniture. A walk-in closet provides generous storage, next to a luxurious 5-piece ensuite with dual sinks, a stand-up shower, and a relaxing soaking tub—a true private retreat. The second bedroom, perfect for guests, a home office, or a hobby space, is conveniently located across from a 4-piece bathroom. A large laundry room adds to the condo's practicality, offering extra storage and keeping everything organized. This well-maintained home also includes secure underground parking near the elevator, a large storage locker, and access to a car wash bay and woodworking room. The building boasts fantastic amenities, including a community room with a kitchen, a separate clubhouse with a pond and fountain, and a community garden. Ideally located steps from walking trails and public transit, this condo is just a 15-minute drive to downtown Calgary and close to major roads, shopping, restaurants, and Westside Recreation Centre. Lovingly cared for by the same owner for nearly 30 years, this is a rare opportunity to downsize in comfort without sacrificing space or convenience - book your showing today!**

Inclusions: **Portable Air Conditioning Unit & Window Insert**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









