

# \$764,500 - 2002 Patterson View Sw, Calgary

MLS® #A2218491

**\$764,500**

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS ONTO GREEN SPACE & POND| 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. The hydraulic boiler system to heat the property is shared and maintained and replaced at the EXPENSE OF THE CONDO CORPORATION. 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.

Built in 1995

## Essential Information

MLS® # A2218491

Price \$764,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,591         |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2002 Patterson View Sw |
| Subdivision | Patterson              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 3J9                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Party Room, Visitor Parking                               |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, French Door |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                   |
| Heating           | Boiler, In Floor, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile, Glass Doors, See Through  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond |
| Roof              | Clay Tile   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 11             |
| Zoning         | M-CG           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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