

\$744,900 - 2002 Patterson View Sw, Calgary

MLS® #A2218491

\$744,900

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

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Price \$744,900

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

Interior

Interior Features	French Door, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	In Floor, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, See Through, Tile
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	91
Zoning	M-CG

Listing Details

Listing Office	RE/MAX First
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