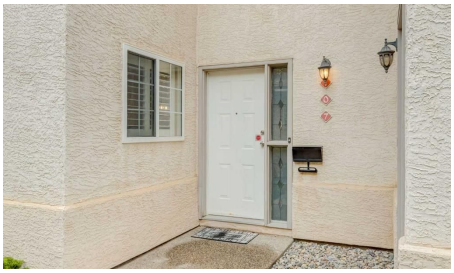
107 Patterson View SW

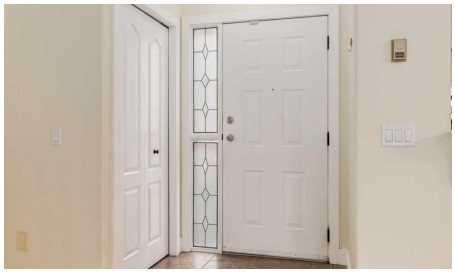
Calgary | Active | MLS® A2341584

$379,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1995**	**1,143.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Priced to sell! Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome with a single attached garage in the highly desirable community of Patterson. Offering the convenience of one-level living, this home features a bright open-concept layout designed for both comfort and functionality. The updated kitchen is equipped with stainless steel appliances, granite countertops, a breakfast bar, and a corner pantry, and flows seamlessly into the dining area and living room. The living room is highlighted by a cozy gas fireplace and double doors leading to a private patio with a gas line for your BBQ. Enjoy upgraded laminate flooring (2022) and tile throughout, with no carpet anywhere in the home. The spacious primary bedroom easily accommodates a king-size bed and includes a walk-in closet, a well-appointed ensuite with a stand-up shower, soaker tub, granite vanity with undermount sink, and an additional vanity area adjacent to the closet. A generously sized second bedroom, a full bathroom with granite countertops and a corner shower, and a functional laundry room with extra storage space complete the interior. The attached garage features built-in shelving and provides direct access into the home with no stairs to navigate. The property has been professionally cleaned and is move-in ready. Visitor parking, a beautiful pond, and the community clubhouse are all just steps away, adding to the appeal of this well-kept home. A fantastic opportunity to enjoy low-maintenance living in a sought-after location close to parks, amenities, and easy access to major routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341584
Bedrooms	2
Bathrooms	2
Year Built	1995
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,143.81 sq. ft.
Main Level Finished Area:	1,143.81 sq. ft.
Condo Fee:	$660.44
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southwest
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	2
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1995 (Age: 31)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9512735
Electricity:	100 Amp Service
Heating:	In Floor, Fireplace(s), Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Insert, Living Room, Mantle, Tile
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	Electricity Available, Natural Gas Connected, Sewer Connected, Water Connected
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patterson Bluffs
Community:	Patterson
Amenities:	Community Gardens, Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 17'7" × 15'2" ·
Main Floor	Kitchen · 12'11" × 10'11" ·
Main Floor	Dining Room · 11'10" × 6'3" ·
Main Floor	Pantry · 3'7" × 3'7" ·
Main Floor	Bedroom - Primary · 13'11" × 11'11" ·
Main Floor	Walk-In Closet · 6'2" × 5'11" ·
Main Floor	Bedroom · 13' × 11'1" ·
Main Floor	Foyer · 4'9" × 4' ·
Main Floor	Laundry · 11' × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Lighting, Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Garden, Landscaped, Street Lighting
Accessibility Features:	Accessible Entrance
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d21
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-patterson-view-sw-calgary-a2341584/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.