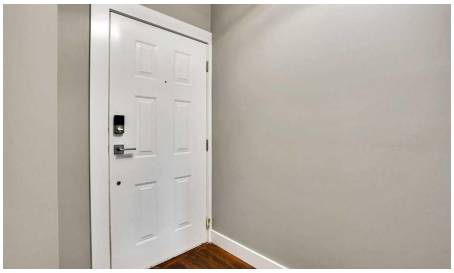
109 Patterson View SW

Calgary | Active | MLS® A2330396

$339,999









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**1995**	**944 sq. ft.**

Your next move starts with a conversation.

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Listed by Coldwell Banker Mountain Central

A closer look

Welcome to one of the largest and most unique homes in the complex. Offering 944 SQFT of beautifully renovated living space, approximately 16 FOOT VAULTED CEILINGS, TWO FULL BATHROOMS, TWO PRIVATE BALCONIES, and a DEEP SINGLE ATTACHED GARAGE, this top-floor townhouse combines exceptional space with a layout rarely found in Patterson.

Tucked away from busy roads and bordering SINGLE DETACHED HOMES, this quiet location offers both privacy and convenience. As a TOP FLOOR unit, you'll appreciate having NO ONE LIVING ABOVE YOU, creating a quieter and more enjoyable living experience.

Step inside to a spacious front entry that leads into an impressive OPEN CONCEPT living area filled with natural light from large windows and dramatic vaulted ceilings. The kitchen, dining area, and living room flow seamlessly together, making the space perfect for everyday living and entertaining.

The home has been extensively updated with NEW PAINT, FLOORING, CARPET, CABINETRY, COUNTERTOPS, TILE, LIGHTING, and MODERN FINISHES throughout. Additional custom touches include a CUSTOM WOOD FEATURE WALL, GLASS RAILINGS, updated mouldings, and STAINLESS STEEL APPLIANCES that give the home a clean, contemporary feel.

The PRIMARY BEDROOM is exceptionally large and easily accommodates a KING-SIZED BED, nightstands, a home office, reading area, or additional furniture. It features a WALK-IN CLOSET, PRIVATE ENSUITE, and direct access to its own PRIVATE BALCONY.

A SECOND FULL BATHROOM features a STEAM SHOWER, creating a spa-like retreat that's perfect for relaxing after a long day while also providing excellent convenience for guests.

One of the most exciting features of this home is the approximately 16 FOOT VAULTED CEILING, creating an incredible sense of openness while offering excellent potential for a FUTURE LOFT or additional upper-level living space, subject to condominium and municipal approvals.

A SECOND PRIVATE BALCONY off the main living area provides another inviting outdoor space for morning coffee, relaxing after work, or entertaining friends.

Located just off OLD BANFF COACH ROAD, you'll enjoy outstanding access to SARCEE TRAIL, STONEY TRAIL, HIGHWAY 1, and PUBLIC TRANSIT. Canada Olympic Park, the University of Calgary, Foothills Medical Centre, Calgary Farmers' Market West, Westhills Towne Centre, shopping, restaurants, parks, pathways, and extensive green space are all just minutes away.

Residents also enjoy access to a COMMUNITY AMENITY BUILDING that can be reserved for private gatherings and events, adding another great feature to this well-managed complex.

With its RARE FLOORPLAN, approximately 16 FOOT VAULTED CEILINGS, TWO FULL BATHROOMS, STEAM SHOWER, ATTACHED GARAGE, TWO PRIVATE BALCONIES, extensive renovations, and unbeatable west-side location, this move-in ready home offers exceptional value and a lifestyle that's difficult to find in today's market.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330396

Bedrooms	1
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:	944 sq. ft.
Main Level Finished Area:	91 sq. ft.
Upper Level Finished Area:	853 sq. ft.
Condo Fee:	$497.87
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1995 (Age: 31)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9512735
Heating:	In Floor, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Indian Bluff
Community:	Patterson
Amenities:	Clubhouse, Park, Visitor Parking

Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Foyer · 7'9" × 5'5" ·
Main Floor	Storage · 4'11" × 3'11" ·
Upper Level	Bedroom · 14'11" × 12'11" ·
Upper Level	Kitchen · 11' × 8' ·
Upper Level	Living Room · 21' × 16'11" ·
Upper Level	Walk-In Closet · 7'2" × 4' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, Landscaped, Level
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d21
Listed Date:	Jul 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-patterson-view-sw-calgary-a2330396/

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