1705 Patterson View SW

Calgary | Active | MLS® A2349107

$449,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1995**	**1,461.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jayman Realty Inc.

A closer look

OVER 1900 SQ. FT. DEVELOPED LIVING SPACE | RARE FENCED YARD - DOGS ALLOWED | 3 BEDROOMS UP | FULL BASEMENT |ONLY 15 MINS DRIVE FROM DOWNTOWN! Move in before the holidays! Discover a home with character in Patterson Bluff, where bold finishes, thoughtful design and a surprisingly spacious layout come together. The inviting living room features a beautiful marbled fireplace, flowing into a generous adjoining space perfect for a dining area or second living room. In the kitchen, matte black cabinetry, a mint-coloured backsplash and striking Black Forest granite countertops create a distinctive, modern look. Upstairs, the spacious primary retreat impresses with vaulted ceilings, a large bay window and plenty of room to unwind. A walk-in closet leads to a five-piece ensuite with dual sinks, a separate shower and a full-sized bathtub. Two additional bedrooms offer flexibility for children, guests or a home office, with a full bathroom nearby. The finished basement provides even more room to relax, entertain or create a space tailored to your needs, complete with an additional full bathroom. With three full bathrooms and a convenient main-floor powder room, the home offers everyday functionality to match its style. Outside, the L-shaped backyard offers more space than you might expect, with room to garden, entertain or simply enjoy your own outdoor retreat. An attached single garage adds everyday convenience. Located in the established community of Patterson, you're close to parks, pathways, shopping and major routes. A home that blends distinctive style with versatile living spaces, both inside and out. Come discover everything it has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349107
Bedrooms	3
Bathrooms	4
Year Built	1995
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	1,461.17 sq. ft.
Main Level Finished Area:	676.93 sq. ft.
Upper Level Finished Area:	784.24 sq. ft.
Below Grade Finished Area:	472.62 sq. ft.
Condo Fee:	$802.69
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1995 (Age: 31)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9512735
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Duplex

Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patterson Bluffs
Community:	Patterson
Amenities:	Clubhouse
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Brich stumps in back yard
Restrictions:	Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 15'8" × 11'5" ·
Main Floor	Kitchen · 11'4" × 10'4" ·
Main Floor	Dining Room · 11'5" × 9'7" ·
Main Floor	Breakfast Nook · 9' × 8' ·

Main Floor	Foyer · 5'5" × 4' ·
Main Floor	Covered Porch · 15'5" × 5'3" ·
2nd Floor	Bedroom - Primary · 15'1" × 10'3" ·
2nd Floor	Walk-In Closet · 6'10" × 5'10" ·
2nd Floor	Bedroom · 12'8" × 10'9" ·
2nd Floor	Walk-In Closet · 4'11" × 3'5" ·
2nd Floor	Bedroom · 11'5" × 9'4" ·
Basement	Game Room · 24'11" × 10'10" ·
Basement	Furnace/Utility Room · 14'11" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Exterior Features:	Fire Pit, Private Yard
Patio And Porch Features:	Deck, Glass Enclosed
Lot Features:	No Back Lane, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d21
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1705-patterson-view-sw-calgary-a2349107/

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

Data was last updated November 23, 2026 at 12:05 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.