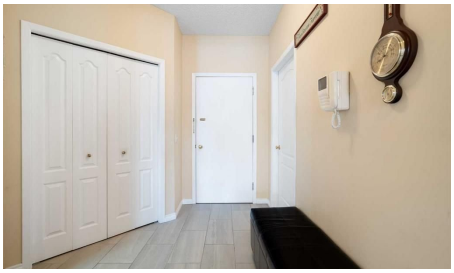
2107 Patterson View SW

Calgary | Active | MLS® A2345546

$325,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1997**	**1,235.24 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Your opportunity to live in the desirable Patterson Bluffs 55+ complex. These units don’t become available very often and this unit is one of the largest and unique designs in the complex. With 1235 sq. ft. of single level living space, 2 bedrooms and 2 bathrooms, 9’ ceilings, soft corners, numerous large windows and an open plan, there is so much to work with in making it your new home. The entrance is wide and inviting with a large closet and space for seating. The newer rectangular tile that continues into the kitchen is easy to maintain. Moving forward into the living area your senses will be impacted by the abundance of natural light, the spaciousness of the living area, the unique curved wall, the airiness created by the 9’ ceilings, all complimented by the soft neutral colour palate. There is great flexibility of use provided by the open plan. The living room features a corner gas fireplace for added atmosphere and comfort. Step out to the wrap-around patio with southeast to southwest exposure and enjoy a morning coffee, summer lunch or evening BBQ. A large dining room with one wall of windows, space for a buffet and hutch, located next to the kitchen can accommodate daily meals or larger gatherings. A raised breakfast bar provides another option for snacks. The well-planned kitchen is bright with white appliances, lots of cabinets, counter space and a pantry. Retire to the primary suite with space for a king-sized bed, large window, walk-in closet with organizers and a 3-piece bathroom with a walk-in shower and storage cabinet. A second bedroom can function as a guest room or den. There is a main 4-piece bathroom with a one-piece jetted tub shower combination. A large laundry room with front loading washer and dryer has space for in-suite storage as well. The unit comes with 2 assigned parking stalls and a storage locker. This premier complex has a number of wonderful amenities including a hobby/workshop, self serve car wash bay, social/recreation room and a great clubhouse. Wonderfully landscaped grounds with paths and water features add to the overall ambiance of this fine home. It is located just off Old Banff Coach Road in the desirable community of Patterson. There is great access to Sarcee Trail, Stoney Trail, Highway #1 and public transportation. You will be close to many amenities and services such as McMahon Stadium, Foothills Medical Centre, University of Calgary, Canada Olympic Park, Calgary Farmer’s Market, Westhills Towne Centre and so much more. You owe it to yourself to check it out today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345546
Bedrooms	2
Bathrooms	2
Year Built	1997
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,235.24 sq. ft.
Main Level Finished Area:	1,235.24 sq. ft.
Condo Fee:	$721.40
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Southeast, Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	2
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
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:	9712522

Heating:	In Floor, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Cork
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	No
Parking:	Assigned, Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patterson Bluffs
Community:	Patterson
Amenities:	Car Wash, Clubhouse, Elevator(s), Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Cabinet in en-suite bathroom, Ceiling Fan.
Restrictions:	Adult Living, Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant

Pets Allowed:	Restrictions
Main Floor	Living Room · 21'3" × 16' ·
Main Floor	Dining Room · 16'1" × 10'2" ·
Main Floor	Kitchen · 13'10" × 10'2" ·
Main Floor	Bedroom - Primary · 18'8" × 14' ·
Main Floor	Bedroom · 15'4" × 9'11" ·
Main Floor	Laundry · 8'11" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio, Wrap Around
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d21
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2107-patterson-view-sw-calgary-a2345546/

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

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