706 Patterson View SW

Calgary | Active | MLS® A2343652

$749,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1998**	**1,307 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this exceptional 3-bedroom, 2.5-bathroom executive home offering 2,435 sq. ft. of fully developed living space in the highly sought-after community of Patterson. Here, breathtaking views, soaring vaulted ceilings, and a tranquil, tree-lined setting create a truly unforgettable living experience. Perfectly positioned to capture incredible vistas while being surrounded by mature trees, this home offers a rare sense of privacy and serenity just minutes from downtown Calgary.

From the moment you step inside, you'll be captivated by the dramatic vaulted ceilings and expansive windows that flood the home with natural light while framing the spectacular views. Designed for both everyday living and entertaining, the main living space is anchored by a stunning floor-to-ceiling stone fireplace, beautifully renovated to create a warm and sophisticated focal point.

The heart of the home is the completely redesigned gourmet kitchen, thoughtfully crafted with custom cabinetry, elegant granite countertops, and a striking leather-textured granite island that offers both style and functionality. Whether preparing family meals or hosting guests, this space is sure to impress.

Retreat to the spacious primary suite, where the fully renovated spa-inspired ensuite provides a luxurious escape to unwind at the end of the day. Two additional well-appointed bedrooms offer flexibility for family, guests, or a home office. Even the laundry room has been completely reimagined with thoughtful design and improved functionality, while the garage features professionally finished epoxy flooring for a clean, polished look.

Set amongst mature trees with exceptional privacy, this home offers the perfect balance of nature and convenience. Enjoy peaceful mornings overlooking the surrounding landscape, relaxing evenings with spectacular sunsets, and the comfort of knowing you're just minutes from downtown Calgary, exceptional schools, parks, pathways, shopping, and all the amenities the city's desirable west side has to offer.

Meticulously updated throughout, this remarkable home combines timeless architecture with high-end renovations, breathtaking views, and an unmatched setting. Offering a generous amount of living space and an extraordinary blend of luxury, privacy, and tranquility, this is a rare opportunity to own one of Patterson's most impressive homes. NOTE: Condo fees include natural gas and water.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343652
Bedrooms	3
Bathrooms	3
Year Built	1998
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:	5 Level Split
Total Living Area:	1,307 sq. ft.
Main Level Finished Area:	753 sq. ft.
Upper Level Finished Area:	554 sq. ft.
Below Grade Finished Area:	1,127 sq. ft.
Condo Fee:	$873.81
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Entry Level:	1
Levels:	5 Level Split
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1998 (Age: 28)
Bedrooms:	3 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	9910635

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Other
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patterson Bluffs
Community:	Patterson
Amenities:	Clubhouse, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Inclusions:	Ceiling Fan

Restrictions:	Condo/Strata Approval, None Known
Pets Allowed:	Restrictions
Main Floor	Office · 16'3" × 13'5" ·
Upper Level	Living Room · 24'6" × 18'5" ·
Upper Level	Dining Room · 12'7" × 10'3" ·
Upper Level	Kitchen · 19'5" × 11'3" ·
Lower Level	Bedroom - Primary · 16'10" × 10'4" ·
Lower Level	Bedroom · 13'11" × 13'4" ·
Lower Level	Hall · 7' × 4'3" ·
Basement	Bedroom · 17'11" × 16'10" ·
Basement	Storage · 5' × 3'4" ·
Basement	Furnace/Utility Room · 9'11" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Skylight(s), Track Lighting, Vaulted Ceiling(s)
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), See Remarks
Lot Features:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Lawn, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d21
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/706-patterson-view-sw-calgary-a2343652/

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