905 Patterson View SW

Calgary | Active | MLS® A2344720

$739,800









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1998**	**1,318.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Unassuming from the exterior yet unforgettable once inside, this remarkable Patterson residence is filled with character, natural light and thoughtful updates. Soaring vaulted ceilings, skylights and expansive windows create a dramatic sense of space, while carefully selected finishes blend European-inspired character with modern comfort.
At the heart of the home is a beautifully curated kitchen designed for everyday living and entertaining. Decorative timber beams and a stone-clad range hood pair with contemporary lighting and contrasting finishes. Custom cabinetry features unlacquered brass hardware sourced from Morocco, complemented by a designer gold sink, pot filler and integrated glass rinser. Thick-profile marble-inspired quartz wraps the generous island and continues onto the windowsills, creating bright ledges for herbs and plants. Open shelving, wine storage, a full ice maker and stainless-steel appliances complete this impressive kitchen.
The kitchen and dining areas overlook the spacious living room below, creating an open connection between the main living spaces. Vaulted ceilings and large windows bring in exceptional natural light, while lime-washed walls, a plaster fireplace with French-inspired façade and substantial wood mantle add warmth and architectural interest.
High-grade laminate flooring and custom Roman shades complete the space.
The powder room offers another distinctive touch with William Morris wallpaper, an antique-style vanity, Slovakian concrete sink, marble tile flooring and contemporary lighting.
Tucked off the main living area is a bright and versatile room currently used as an office and studio, ideal for working from home, hobbies or quiet relaxation.
The primary suite continues the thoughtful design with a beautifully renovated ensuite featuring an Air-Jet soaker tub, heated tile floors and a Zellige-tiled shower with rain head, handheld shower, six body jets, anti-scald protection and illuminated niche. A generous walk-through closet incorporates laundry within custom built-in cabinetry.
Three decks provide multiple outdoor spaces to relax, entertain and enjoy the surroundings, while a fourth level offers a walkout to the rear greenspace. Barbecue just off the kitchen or living room, relax among mature trees, enjoy city views or watch the occasional deer pass by.
The walkout lower level adds flexible living space, another full bathroom and room to adapt to a variety of needs. Important improvements include removal of Poly-B plumbing and updated electrical.
Distinctive without being impractical, this is a thoughtfully updated home offering exceptional natural light, flexible living spaces, quality finishes and a level of character rarely found in a condominium.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344720
Bedrooms	2
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:	1,318.5 sq. ft.
Main Level Finished Area:	568.3 sq. ft.
Below Grade Finished Area:	1,125.5 sq. ft.
Condo Fee:	$873.81
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Entry Level:	1
Levels:	5 Level Split
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	2
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9812053

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Laminate, Marble, See Remarks
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Indian Bluff
Community:	Patterson
Amenities:	Clubhouse, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Wine Refrigerator, Dryer, Washer, Window Coverings
Inclusions:	Ice Maker

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen With Eating Area · 21'10" × 19'6" ·
Main Floor	Balcony · 13'8" × 4'7" ·
2nd Floor	Living Room · 18'3" × 16'11" ·
2nd Floor	Balcony · 178'9" × 10'9" ·
Lower Level	Entrance · 6'10" × 2'5" ·
Lower Level	Mud Room · 5'2" × 4'2" ·
Lower Level	Office · 19'6" × 14'3" ·
Lower Level	Bedroom - Primary · 11'4" × 10'5" ·
Lower Level	Walk-In Closet · 10'8" × 5'10" ·
Lower Level	Balcony · 10'8" × 7'2" ·
Lower Level	Bedroom · 16'3" × 9'5" ·
Lower Level	Laundry · 6'7" × 3' ·
Basement	Family Room · 17'9" × 16'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Walking/Bike Paths
Interior Features:	Built-in Features, Kitchen Island, Skylight(s), Vaulted Ceiling(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Cul-De-Sac, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d21

Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/905-patterson-view-sw-calgary-a2344720/

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

Data was last updated November 23, 2026 at 10:05 AM (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.