

# \$764,500 - 2002 Patterson View Sw, Calgary

MLS® #A2218491

**\$764,500**

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS ONTO GREEN SPACE & POND| These opportunities do not come up often. One of only a few walkouts on the pond in this exclusive complex . Beautiful HARDWOOD FLOORING. New CARPET, and FRESH PAINT throughout. VAULTED BEAMED CEILING and TWO SIDED GAS FIREPLACE. Main level DEN with a FRENCH GLASS DOOR. VERY PRIVATE EAST FACING DECK that overlooks the beautiful POND, FOUNTAIN and GREEN SPACE.The OVERSIZED garage has HEATED FLOORING. Massive WALKOUT RENOVATED lower level. IN FLOOR HEATING on both levels. The hydraulic boiler system to heat the property is shared and maintained and replaced at the EXPENSE OF THE CONDO CORPORATION. A very well managed complex, perfectly located with access to pathways, views and Patterson Park. Shopping amenities of 85th street and incredible transportation options, with transit, LRT and access to Stoney Trail and Bow Trail all close by. An incredible opportunity not to be missed.

Built in 1995

## Essential Information

MLS® # A2218491

Price \$764,500



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,591
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	2002 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

### **Amenities**

Amenities	Clubhouse, Party Room, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Glass Doors, See Through
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	21
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.