

\$549,900 - 704 Patterson View Sw, Calgary

MLS® #A2163476

\$549,900

2 Bedroom, 3.00 Bathroom, 2,233 sqft

Residential on 0.00 Acres

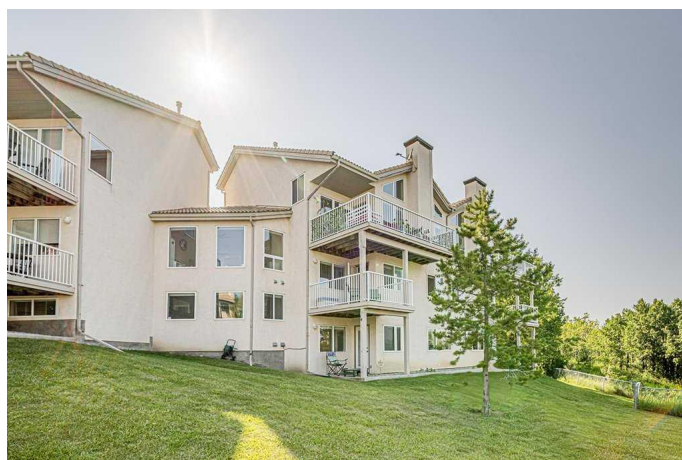
Patterson, Calgary, Alberta

****Welcome to Your Dream Home at 704
Patterson View SW, Calgary!****

Nestled in the serene and upscale neighbourhood of Patterson, this stunning townhouse offers unparalleled comfort and luxury. The property boasts a spacious open floor plan and is ideal for families or those who love to entertain. The bright and open-concept living area is enhanced by large windows, filling the space with natural light and creating a warm, inviting atmosphere.

This multi-level townhouse condominium in the Hillside Terraces at Patterson Bluffs is a true gem. It has three decks and is perched on the brow of Paskapoo Hill, offering breathtaking views from almost all levels. The home overlooks a wooded environmental reserve and is conveniently close to a bike path. Located on a cul-de-sac within the well-maintained and quiet Patterson Bluffs condominium community, residents enjoy access to ponds, a clubhouse backing onto one of the ponds, treed areas, and a community garden.

The kitchen is a chef's delight, equipped with high-end appliances, ample counter space, and stylish cabinetry. Perfect for entertaining, it overlooks the living room and features maple hardwood flooring with PebbleStone inserts, extensive maple Shaker style cabinetry, granite countertops and



backsplash, a large 11' island, vaulted ceiling, walk-in pantry, and a 36-inch Wolf gas range top. Enjoy your morning coffee on the private balcony while taking in the stunning greenery views. The master suite offers a peaceful retreat with a luxurious ensuite bathroom and generous closet space.

Additional highlights include a finished basement, a double garage, and access to community amenities such as parks, walking trails, and recreational facilities. Condominium fees include gas, water, and sewer.

Located just minutes from top-rated schools, shopping centers, and major transportation routes, this home offers both convenience and tranquillity.

Don't miss the opportunity to make 704 Patterson View SW your new home. Schedule a viewing today and experience the perfect blend of elegance and comfort!

Built in 1999

Essential Information

MLS® #	A2163476
Price	\$549,900
Sold Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,233
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split

Status	Sold
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Community Information

Address	704 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

Amenities

Amenities	Clubhouse, Party Room, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 1st, 2024
Days on Market	25

Zoning	M-CG d21
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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