

# \$437,000 - 303 Patterson View Sw, Calgary

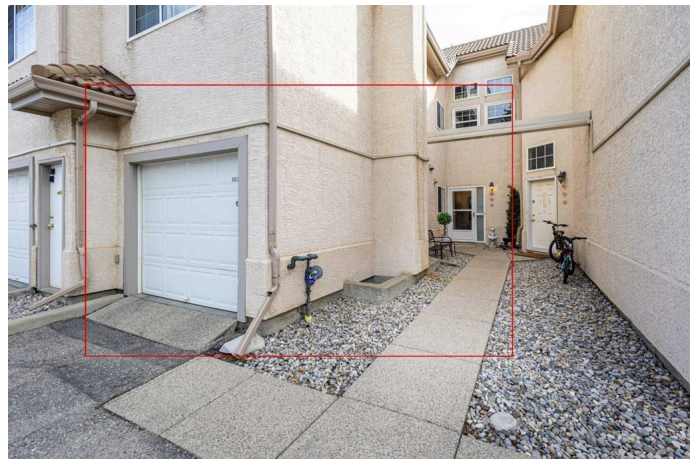
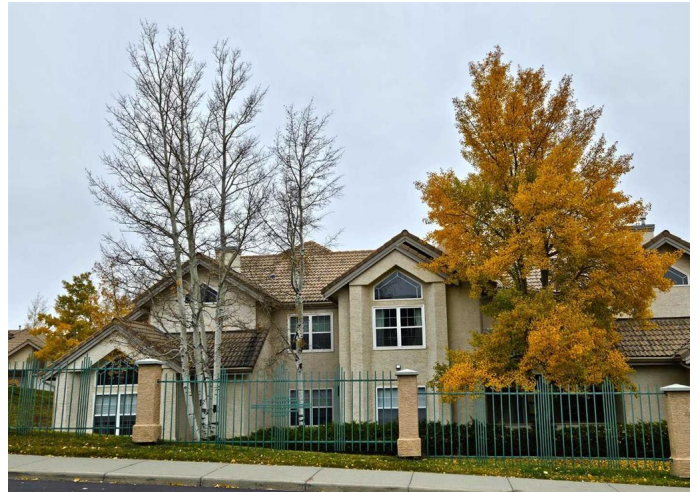
MLS® #A2171574

**\$437,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Immediate possession, Immaculate condition and Impeccable renovations! This 2 bedroom bungalow shows like a Brand New Showhome! Pride of Ownership, Sparkling Clean, and Professionally renovated with high end quality materials. This home is cozy year-round with IN Floor heat underfoot. Heat (Gas) and water included in the condo fees! The bright modern kitchen was renovated with classy Caesarstone countertops, glass mosaic back splash, double sinks underneath the window, and professionally sprayed cabinets. The kitchen also has Under cabinet task lighting! You will love the Porcelain tiles and wool carpeting with upgraded underlay throughout! The bathrooms have also been tastefully upgraded and most recently have new higher low flush toilets. All of the lighting has been replaced with modern appealing fixtures. You'll find the Primary bedroom very spacious with a private seating area, large walk in closet with an abundance of built ins plus an updated 4 piece ensuite with shower and tub. The large window in this bedroom faces East and gets the early morning sun! A good sized 3 piece main bathroom has been updated with the same quality. The 2nd bedroom can be used as a guest bedroom or office and is conveniently located off the living room. The dining and living rooms are open to the kitchen and are large enough for big gatherings and family enjoyment. Stepping from the garage into the home you'll find a huge mud room, pantry area and laundry room combination. It's



a great place to store extra items, water cooler, small freezer etc. The single garage is a bonus and guest parking is right across the driveway. The entire home was repainted during renovations. Notice for showings please! Some furnishings can also be purchased.

Built in 1995

### **Essential Information**

MLS® #	A2171574
Price	\$437,000
Sold Price	\$427,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

### **Community Information**

Address	303 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

### **Amenities**

Amenities	Parking, Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Single Garage Attached

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Jetted Tub, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Stove(s), Washer/Dryer Stacked
Heating	Fireplace Insert, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac, Paved, Private
Roof	Clay Tile
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2024
Date Sold	November 23rd, 2024
Days on Market	45
Zoning	M-CG
HOA Fees	0.00

## Listing Details

Listing Office	MaxWell Canyon Creek
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