

# \$749,900 - 904 Patterson View Sw, Calgary

MLS® #A2169163

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,305 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

**\*\* OPEN HOUSE - Saturday, February 22, 1:00 - 3:00 p.m. \*\*** Welcome to exclusive living at Patterson Bluffs. Located just 15 minutes from the downtown core, this stunning townhouse sits along the ridge - overlooking the City of Calgary's natural reserve area. Enjoy panoramic views of our city, the river and the surrounding parkland. This dream property includes over 2100 sf of developed space and includes custom marble flooring, custom glass & maple railings on staircases, heated Brazilian limestone floor in the dining, kitchen and master ensuite, custom maple cabinetry designed by Empire Kitchen, SS appliances including a SubZero refrigerator, built-in Miele coffee maker, reverse osmosis at the SS apron sink. The master bedroom is generous with a gorgeous and generous sized ensuite and walk-in closet. The adjoining deck is perfect for a morning coffee and enjoying the sunrise. The guest bedroom on the lowest level walks out to the reserve area while the main floor office overlooks it. All in all, this property includes over 350 sf of outdoor deck space!! Condo fee includes water, sewer & heat PLUS in the event your unit requires a new hot water tank or furnace, the Condo Association will subsidize each to a predetermined amount. Ask your Realtor for a list of the many upgrades that are included in this property. You will not be disappointed! Book a showing today with your awesome Realtor!



Built in 1998

## Essential Information

MLS® #	A2169163
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,305
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

## Community Information

Address	904 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

## Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Disposal, Electric Stove, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Private, Views, Cul-De-Sac, Environmental Reserve
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 15th, 2024
Days on Market	147
Zoning	M-CG

### **Listing Details**

Listing Office	CIR Realty
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