

# \$370,000 - 2121 Patterson View Sw, Calgary

MLS® #A2207917

## \$370,000

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Brand new carpet and freshly painted, this bright corner unit with impressive vaulted ceilings and two large North and West facing balconies! This home has tons of windows, spacious open floor plan, large primary bedroom with walk in closet and 3-piece ensuite and access to large balcony, 2nd bedroom or potential a den, 4-piece bathroom with jetted tub, foyer with coat closet, laundry room, oak kitchen with eating bar and walk in pantry, living room with cozy corner gas fireplace and large mantle, dining room with access to large balcony with gas line for BBQ, secure underground parking stall and storage locker with shelving. The complex is 55+ adult building with many of amenities, well-managed building, games community room and kitchenette hosting social events such as games and darts nights, community clubhouse overlooking pond with fountain feature, gardens, craft room for hobbies and wood working, car wash bay, welcoming foyer with seating, near walking paths and transit, close to shopping and West Springs conveniences.

Built in 1997

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2207917  |
| Price     | \$370,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,058             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2121 Patterson View Sw |
| Subdivision | Patterson              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H3J9                 |

### **Amenities**

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Community Gardens, Workshop |
| Parking Spaces | 1                                                                                                                                                          |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Parkade, See Remarks, Underground, Workshop in Garage, Guest, Secured                                         |
| # of Garages   | 1                                                                                                                                                          |

### **Interior**

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                                                     |
| Heating           | In Floor, Natural Gas                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                             |
| # of Stories      | 2                                                                                                                                                                                                  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Roof              | Clay Tile          |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 28              |
| Zoning         | M-CG            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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