

\$374,900 - 2116 Patterson View Sw, Calgary

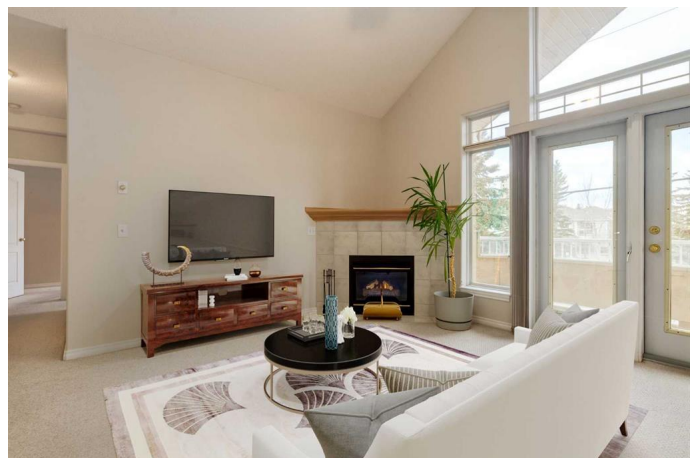
MLS® #A2205524

\$374,900

2 Bedroom, 2.00 Bathroom, 1,097 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to Unit 2116 in Patterson Bluffs! This stunning TOP-FLOOR condo offers nearly 1,100 sq. ft. of thoughtfully designed living space in a sought-after 55+ adult only building. With soaring 14'8" vaulted ceilings and expansive Southwest-facing windows, natural light pours into the home, creating a bright and airy atmosphere. A rare find, this unit shares only ONE common wall and is uniquely positioned beside a staircase, providing extra privacy and convenient access if you prefer to skip the elevator. The spacious open-concept layout is perfect for entertaining or relaxing, starting with a well-appointed kitchen featuring ample storage, a large pantry (a rarity in condo living!), and a breakfast bar that seamlessly connects to the dining and living areas. The cozy gas fireplace enhances the inviting ambiance, while french doors lead to the impressive nearly 19-foot-wide balcony, ideal for enjoying your morning coffee or evening sunsets. The thoughtfully designed split-bedroom floor plan ensures maximum privacy. The primary suite is tucked away at the opposite end of the condo, comfortably accommodating a king-size bed and additional furniture. A walk-in closet provides generous storage, next to a luxurious 5-piece ensuite with dual sinks, a stand-up shower, and a relaxing soaking tub—a true private retreat. The second bedroom, perfect for guests, a home office, or a hobby space, is conveniently located across from a 4-piece bathroom. A large laundry room adds to the condo's



practicality, offering extra storage and keeping everything organized. This well-maintained home also includes secure underground parking near the elevator, a large storage locker, and access to a car wash bay and woodworking room. The building boasts fantastic amenities, including a community room with a kitchen, a separate clubhouse with a pond and fountain, and a community garden. Ideally located steps from walking trails and public transit, this condo is just a 15-minute drive to downtown Calgary and close to major roads, shopping, restaurants, and Westside Recreation Centre. Lovingly cared for by the same owner for nearly 30 years, this is a rare opportunity to downsize in comfort without sacrificing space or convenience - book your showing today!

Built in 1997

Essential Information

MLS® #	A2205524
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2116 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary

Province Alberta
Postal Code T3H 3J9

Amenities

Amenities Car Wash, Clubhouse, Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking, Community Gardens, Party Room, Recreation Room, Workshop
Parking Spaces 1
Parking Heated Garage, Parkade, Stall, Underground, Secured

Interior

Interior Features Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating In Floor, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
of Stories 2

Exterior

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

Additional Information

Date Listed March 27th, 2025
Days on Market 24
Zoning M-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.