

# \$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	Elevator(s), Parking, Snow Removal, Visitor Parking, Clubhouse, Community Gardens, Car Wash, Party Room, Recreation Room, Secured Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Stall, Underground, Parkade, 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	30
Zoning	M-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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