

2002 Patterson View SW Calgary, Alberta

MLS # A2218491


\$744,900

Division:	Patterson		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,591 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating: Boiler, In Floor, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Clay Tile

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stucco

Foundation: Poured Concrete

Features: Beamed Ceilings, French Door, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: \$ 846

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: Refrigerator in Basement

WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS ONTO GREEN SPACE & POND| These opportunities do not come up often. One of only a few walkouts on the pond in this exclusive complex . Beautiful **HARDWOOD FLOORING**. New **CARPET**, and **FRESH PAINT** throughout. **VAULTED BEAMED CEILING** and **TWO SIDED GAS FIREPLACE**. Main level **DEN** with a **FRENCH GLASS DOOR**. **VERY PRIVATE EAST FACING DECK** that overlooks the beautiful **POND**, **FOUNTAIN** and **GREEN SPACE**.The **OVERSIZED** garage has **HEATED FLOORING**. Massive **WALKOUT RENOVATED** lower level. **IN FLOOR HEATING** on both levels. The hydraulic boiler system to heat the property is shared and maintained and replaced at the **EXPENSE OF THE CONDO CORPORATION**. A very well managed complex, perfectly located with access to pathways, views and Patterson Park. Shopping amenities of 85th street and incredible transportation options, with transit, LRT and access to Stoney Trail and Bow Trail all close by. An incredible opportunity not to be missed.