

**,, 2118 Patterson View SW
Calgary, Alberta**

MLS # A2163270



\$415,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,235 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d21
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 2 bed, 2 bath top-floor corner condo in the highly sought-after 55+ community in the charming neighborhood of Patterson. This unit boasts vaulted ceilings, a cozy fireplace, and an updated kitchen perfect for modern living. Enjoy the privacy and tranquility of being on the top floor with no neighbors above, and relax on your good-sized balcony, ideal for morning coffee or evening sunsets. The building offers fantastic amenities, including a workshop in the garage, a community room with a kitchen for hosting events, a car wash station, and a separate clubhouse that's great for entertaining family and friends. Whether you're downsizing or looking for a peaceful, vibrant community, this condo is a perfect place to call home!