

## 2116 Patterson View SW Calgary, Alberta

**MLS # A2205524**



**\$374,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Portable Air Conditioning Unit & Window Insert

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!