



ID# 10663

MLS®# C4214710

**\$369,900**



## Patterson 106 Patterson View SW Calgary

Condo  
2-Storey Split  
Year Built: 1995



2  
Bedrooms



2  
Bathrooms



1,142  
Square Feet

For additional information on this listing  
please call the Listing REALTOR® at:

**403-993-1334**

## Property Highlights

Unique OPPORTUNITY! BRIGHT 2 bed + den, 2 bath home in the desirable 'Indian Bluff' of Patterson! Gorgeous home w/ unique layout; Soaring vaulted ceiling over great room to 2nd floor loft. Large SOUTH & EAST-facing windows. Stunning UPGRADES incl. laminate floor on main level, NEW tile in kitchen, & NEW carpet upstairs! Generous great rm w/ 2 skylights, gas fireplace & NEW ceiling fan. Open dining area next to the spacious kitchen! Oak cabinets w/ crown, NEW GRANITE counter w/ LEATHER finish, peninsula w/ raised bar, NEW backsplash, garburator & STAINLESS appl'ces incl. NEW stove! Main floor master has 13 ft CATHEDRAL ceiling w/ HUGE SOUTH windows, walk-in closet, & cheater access to a 5-pce bath w /SOAKER tub/shower combo. NEW granite counter, NEW sink, & NEW toilet in both baths! Upstairs, a bright open den, 3-pce bath, & 2nd LARGE bed...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10663](http://RHINOREALTY.COM/?ID=10663)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$369,900

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106 Patterson View SW  
Calgary, AB T3H 3J9

## GENERAL DETAILS

Community: Patterson  
Property Type: Condo  
Style: 2-Storey Split, attached  
Year Built: 1995  
# of Finished Levels: 2  
Sq Ft Above Grade: 1142  
Total Dev'pd Sq Ft: 1142  
Front Windows Face: Southeast

## INTERIOR

Bedrooms: 2 total; 2 above grade  
Bathrooms: ; one 3-piece; one 4-piece

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	12.6x11.5	3.85x3.5
Dining Room	Main Floor	11.8x10.2	3.6x3.1
Kitchen	Main Floor	11.0x10.0	3.35x3.05
Den	Upper Floor(s)	12.1x10.2	3.7x3.1
Master Bedroom	Main Floor	12.8x11.5	3.9x3.5
Bedroom	Upper Floor(s)	13.5x10.8	4.1x3.3
Laundry Room	Main Floor	11.3x5.9	3.45x1.8

Basement: none  
Flooring: laminate, tile, carpet  
Fireplace(s): 1  
Fireplace Fuel: Natural Gas  
Heating: In Floor  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 0  
Included Items: refrigerator, electric stove, microwave, hood fan, washer, dryer, dishwasher, garage opener & controls, blinds, ceiling fan, garburetor, central vacuum attachments, compactor  
Interior Features: stainless steel appliances, granite counter, skylight, no animals, no smoking, vaulted ceilings

## EXTERIOR

Exterior Finish: stucco  
Foundation: Concrete  
Roof: Concrete Tile  
Parking Type: single attached, drywalled, insulated  
Total # of Parking Spots: 1  
Location Attributes: fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby  
Yard and Exterior Features: patio, landscaped  
Acreage Features: municipal water

## LEGAL, TAXES & FEES

Lot Dimensions      Feet      Metres

Property Taxes: \$2078.84, Annual  
Condo Fee: \$543.93, Monthly  
Condo Fee Includes: water & sewer, heat, snow removal, lawn care & maintenance, parking, exterior maintenance, common property insurance, reserve fund contributions, management fees



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