



ID# 10663

MLS®# C4220758

\$354,900

Patterson 106 Patterson View SW Calgary

Condo
2-Storey Split
Year Built: 1995



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



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

\$354,900

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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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