



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1906 Patterson View SW
Calgary, Alberta**

MLS # A2280780



\$415,000

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 717
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d21
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Primary Downstairs, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

If you're looking for west-side living with easy downtown access and quick escapes to the mountains, this Patterson townhome checks a lot of boxes. One of the standout features is something you don't often see done this well: a single-car garage with radiant in-floor heat that leads directly into a proper mudroom, complete with a pantry for additional food and storage. It's a thoughtful, real-life layout that stays warm and functional year-round, perfect for groceries, sports gear, or daily commuting. The main living area is exceptionally functional, with a layout that flows naturally and makes the space feel larger and easier to live in. Throughout the home, you'll appreciate radiant in-floor heating including in the garage, delivering consistent comfort and energy efficiency. Even better, heat is included in the utilities, which is a meaningful value add. The primary suite is conveniently located on the main floor, offering privacy and ease of living that works beautifully for long-term comfort. Upstairs, a loft-style sitting area provides flexible bonus space ideal for a TV lounge, home office, or reading nook, adding separation without wasted square footage. You'll also find a second bedroom and a full bathroom, making this layout well suited for a roommate, guests, or a dedicated work-from-home setup. Location is where Patterson truly shines. You're perfectly positioned for a smooth commute downtown, while still enjoying quick access west to the mountains, Bow Trail, and major roadways; a rare balance of convenience and lifestyle. Residents also enjoy access to an on-site community centre, offering space to host events, connect with neighbours, and take part in community activities, an often-overlooked amenity that adds real everyday value. This home is an excellent fit for a single professional or young couple seeking

low-maintenance living, smart efficiency, and a west-side location that supports both work and weekend adventures.