



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Patterson View SW
Calgary, Alberta

MLS # A2319718



\$389,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Street Lighting		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Clay Tile	Condo Fee:	\$ 660
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d21
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas Connected, Sewer Connected,
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome with a single attached garage in the highly desirable community of Patterson. Offering the convenience of one-level living, this home features a bright open-concept layout designed for both comfort and functionality. The updated kitchen is equipped with stainless steel appliances, granite countertops, a breakfast bar, and a corner pantry, and flows seamlessly into the dining area and living room. The living room is highlighted by a cozy gas fireplace and double doors leading to a private patio with a gas line for your BBQ. Enjoy upgraded laminate flooring (2022) and tile throughout, with no carpet anywhere in the home. The spacious primary bedroom easily accommodates a king-size bed and includes a walk-in closet, a well-appointed ensuite with a stand-up shower, soaker tub, granite vanity with undermount sink, and an additional vanity area adjacent to the closet. A generously sized second bedroom, a full bathroom with granite countertops and a corner shower, and a functional laundry room with extra storage space complete the interior. The attached garage features built-in shelving and provides direct access into the home with no stairs to navigate. The property has been professionally cleaned and is move-in ready. Visitor parking, a beautiful pond, and the community clubhouse are all just steps away, adding to the appeal of this well-kept home. A fantastic opportunity to enjoy low-maintenance living in a sought-after location close to parks, amenities, and easy access to major routes.