

# \$614,999 - 703 Patterson View Sw, Calgary

MLS® #A2215459

**\$614,999**

2 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

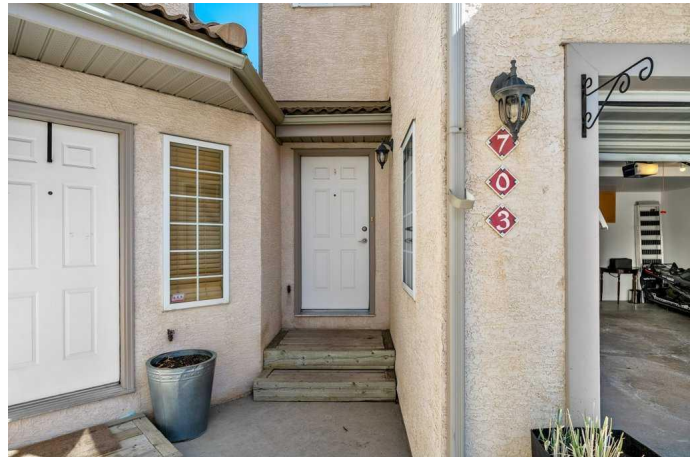
Spacious 5-Level Townhome with City Views |  
Patterson Bluffs

Over 2,000 sq.ft. of updated living space, sweeping city views, and an unbeatable west side location – welcome to Patterson Bluffs! This unique 5-level split townhome features 2 bedrooms plus a bonus room and 2 bathrooms, with an open, airy layout perfect for modern living.

Recently refreshed with professional paint throughout, brand new flooring, upgraded lighting, and new stainless steel appliances, this home is truly move-in ready. Enjoy two east-facing decks overlooking the Calgary skyline – one off the living room and another from the first primary suite – plus a third west-facing deck off the second primary suite, ideal for catching the sunset.

The oversized double car garage includes extra storage, and there's space for two more vehicles on the driveway, plus nearby guest parking for visitors. Other highlights include roughed-in central vac, abundant natural light, and a smart multi-level layout that offers both privacy and flexibility.

Located just 15 minutes to downtown and 5 minutes to the LRT, you'll love the easy access to parks, shopping, and all the amenities the west side has to offer. Maintenance-free living has never looked



better –” and with this much space, you–™ll truly feel at home.

Don–™t miss your opportunity –” book your showing today!

Built in 1999

**Essential Information**

MLS® #	A2215459
Price	\$614,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

**Community Information**

Address	703 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3J9

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Aggregate, Double Garage Attached, Guest
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Views, Sloped Down
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	5
Zoning	Residential Multifamily

## Listing Details

Listing Office	RE/MAX Alpine Realty
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