

**2122, 2122 Patterson View SW**  
**Calgary, Alberta**

**MLS # A2309029**



**\$315,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d21
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** none

Welcome to Patterson Bluffs, a sought-after 55+ community in Patterson offering comfort, convenience, and an exceptional lifestyle in one of the area's most desirable locations. Known for its beautiful river valley access, walking trails, mature surroundings, and easy access to shopping and amenities, Patterson is a wonderful place to call home. This move-in ready condo features warm Luxury Laminate flooring with in-floor heat, soaring vaulted ceilings, 2 spacious bedrooms, and 1.5 bathrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite, creating the perfect retreat. Convenient in-suite laundry adds to the ease of everyday living. You will love the functional kitchen which boasts abundant quartz counters and lots of cupboard space, ideal for both daily living and entertaining. Both baths have new quartz counters and ensuite has a newer walk-in shower. The vaulted living room is filled with natural light and centred around a cozy fireplace, perfect for taking the chill out of winter evenings. Step outside onto the private balcony complete with a barbecue gas line, making outdoor cooking and relaxing easy and enjoyable year-round. Residents of Indian Bluffs enjoy exceptional amenities including a stunning clubhouse with a full kitchen and party room overlooking a tranquil pond, hobby room, workshop, and a convenient car wash located in the underground parking area. This unit also comes with a secure underground parking stall and an additional storage room. An excellent opportunity to enjoy maintenance-free living in a well-managed and welcoming adult complex. Call today to book your private viewing.