

# \$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

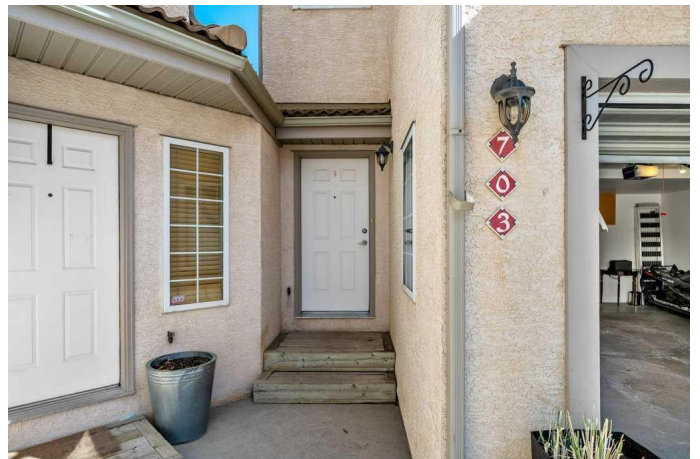
Spacious 5-Level Townhome with City Views |  
Patterson Bluffs

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) |
|-------------------|---------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------|
| 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 | 8                       |
| Zoning         | Residential Multifamily |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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