



## 2002 Patterson View Calgary Alberta

\$885,000

SETUP TRIPLEX WALKOUT VILLA | EXTENSIVE RENOVATION | BACKS LANDSCAPED GREEN SPACE & POND | NO AGE RESTRICTIONS These opportunities do not come up often. One of only a few walkouts on the pond in this exclusive complex . Beautiful HARDWOOD FLOORING. New CARPET, and FRESH PAINT throughout. VAULTED BEAMED CEILING and TWO SIDED GAS FIREPLACE. Main level DEN with a FRENCH GLASS DOOR. VERY PRIVATE EAST FACING DECK that overlooks the beautiful POND, FOUNTAIN and GREEN SPACE. The OVERSIZED garage has HEATED FLOORING. Massive WALKOUT RENOVATED lower level. IN FLOOR HEATING on both levels. A very well managed complex, perfectly located with access to pathways, views and Patterson Park. Shopping amenities of 85th street and incredible transportation options, with transit, LRT and access to Stoney Trail and Bow Trail all close by. An incredible opportunity not to be missed. (id:6769)

Storage 5.56 M x 3.05 M

Recreational, Games room 9.14 M x 10.26 M

Bedroom 3.91 M x 4.14 M

Other 3.18 M x 4.50 M

4pc Bathroom Measurements not available

Foyer 2.31 M x 4.22 M

Office 3.15 M x 3.41 M

Dining room 4.14 M x 6.07 M

Kitchen 3.10 M x 2.57 M

Living room 4.93 M x 6.45 M

Laundry room 2.82 M x 2.06 M

Primary Bedroom 4.01 M x 4.40 M

5pc Bathroom Measurements not available

Bedroom 3.05 M x 3.58 M

4pc Bathroom Measurements not available

Listing Presented By:



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