



# 1906 Patterson View Calgary Alberta

\$440,000

If you're looking for west-side living with easy downtown access and quick escapes to the mountains, this Patterson townhome checks a lot of boxes. One of the standout features is something you don't often see done this well: a single-car garage with radiant in-floor heat that leads directly into a proper mudroom, complete with a pantry for additional food and storage. It's a thoughtful, real-life layout that stays warm and functional year-round – perfect for groceries, sports gear, or daily commuting. The main living area is exceptionally functional, with a layout that flows naturally and makes the space feel larger and easier to live in. Throughout the home, you'll appreciate radiant in-floor heating – including the garage, delivering consistent comfort and energy efficiency. Even better, heat is included in the utilities, which is a meaningful value add. The primary suite is conveniently located on the main floor, offering privacy and ease of living that works beautifully for long-term comfort. Upstairs, a loft-style sitting area provides flexible bonus space – ideal for a TV lounge, home office, or reading nook – adding separation without wasted square footage. You'll also find a second bedroom and a full bathroom, making this layout well suited for a roommate, guests, or a dedicated work-from-home setup. Location is where Patterson truly shines. You're perfectly positioned for a smooth commute downtown, while still enjoying quick access west to the mountains, Bow Trail, and major roadways – a rare balance of convenience and lifestyle. Residents also enjoy access to an on-site community centre, offering space to host events, connect with neighbours, and take part in community activities – an often-overlooked amenity that adds real everyday value. This home is an excellent fit for a single professional or young couple seeking low-maintenance living, smart effici...

Foyer 6.67 Ft x 12.08 Ft  
 Living room 12.92 Ft x 12.33 Ft  
 Dining room 10.75 Ft x 10.42 Ft  
 Kitchen 9.42 Ft x 10.92 Ft  
 Laundry room 6.17 Ft x 8.83 Ft  
 Primary Bedroom 11.50 Ft x 12.92 Ft

Other 8.33 Ft x 6.50 Ft  
 4pc Bathroom 4.92 Ft x 8.92 Ft  
 Bonus Room 12.50 Ft x 9.75 Ft  
 3pc Bathroom 5.08 Ft x 9.50 Ft  
 Bedroom 14.08 Ft x 11.00 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca