

703 Patterson View SW
Calgary, Alberta

MLS # A2215459

\$614,999

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,059 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Aggregate, Double Garage Attached, Guest		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 776
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Residential Multifamily
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

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!