

\$549,500 - 702 Patterson View Sw, Calgary

MLS® #A2271235

\$549,500

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

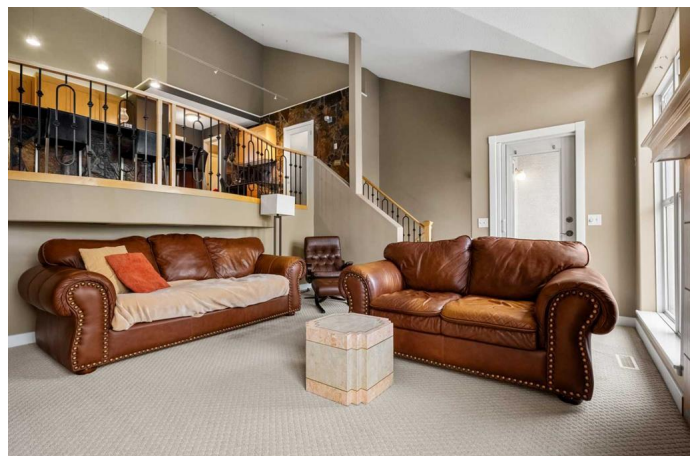
3-Level Townhome With City & Valley Views |
Well-Kept & Move-In Ready

Welcome to easy west-side living in this three-level townhome offering 1630 square feet of well-maintained space, complete with impressive Calgary and valley views and a location that makes everyday life effortless. Thoughtfully cared for over the years, this home offers a warm, comfortable setting with opportunity to personalize, update, or renovate at your own pace.

The main living level features a bright, open layout with great natural light, a cozy entertaining area, and direct access to outdoor space where you can unwind and enjoy the views. A built-in bar area with bar fridge adds a fun touch for hosting or relaxing nights in. With three levels of smartly designed space, there's room for work, guests, hobbies, and quiet retreat.

Step outside onto multiple outdoor living areas, ideal for morning coffee, BBQs, or soaking in the skyline. A spacious attached garage plus driveway parking adds convenience and room for storage, bikes, or ski gear.

Located minutes from downtown, close to LRT, parks, pathways, shopping, and west-side amenities — plus quick access to the mountains for weekend adventure — this



home offers the lifestyle, location, and layout youâ€™ve been searching for.

Well-kept. View-focused. Adventure-ready.
Move in and make it your own.

Built in 1999

Essential Information

MLS® #	A2271235
Price	\$549,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	702 Patterson View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Street Lighting, Views, Sloped Down
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	3
Zoning	Multifamily Residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.