

\$1,025,000 - 115 Patterson Drive Sw, Calgary

MLS® #A2221532

\$1,025,000

5 Bedroom, 3.00 Bathroom, 2,439 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

Situated in the desirable Patterson community, this home is surrounded by top-rated schools, scenic parks, and a variety of local amenities.

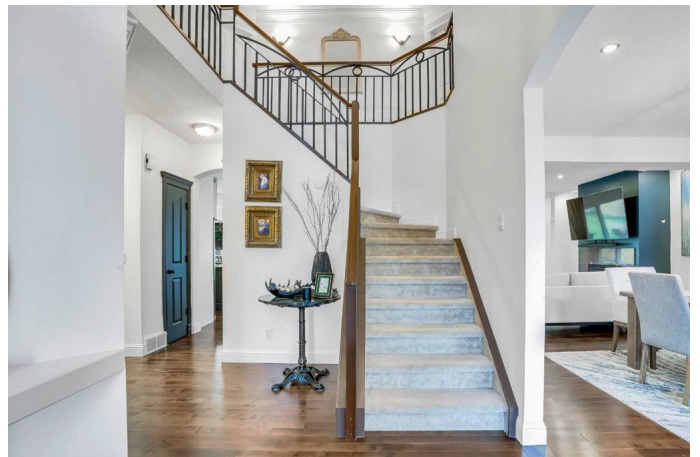
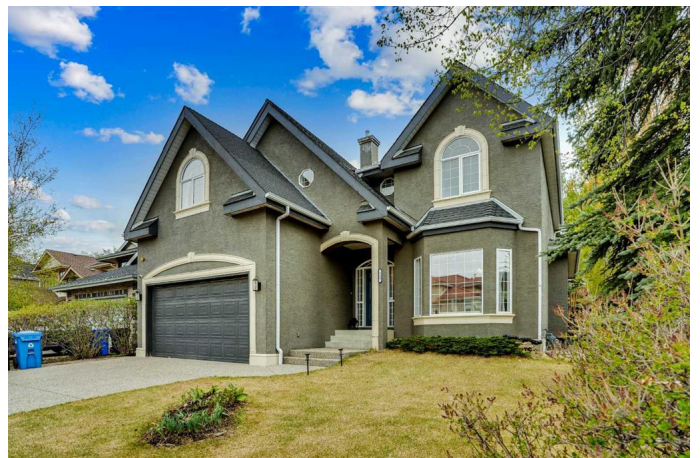
Expertly renovated under the supervision of its architect owner, this home combines aesthetics with functionality, ideal for growing families. Upgrades include the removal of a load-bearing wall to create an open-concept layout, updated finishes, modern lighting, PEX plumbing, and more.

The main floor features timeless hardwood floors, nine-foot ceilings, and a sleek kitchen with quartz countertops. With both south and north-facing exposures, the home is filled with natural light and framed by picturesque views year-round.

Upstairs, the spacious primary bedroom is a true retreat, featuring two walk-in closets and an ensuite bathroom. Four additional bedrooms are ideal for children of all ages or an office/den. A convenient laundry room on second floor adds ease for everyday use.

The expansive south facing backyard provides ample opportunity for future expansion or a private outdoor oasis. Plus, the basement offers the potential to develop with private access.

Built in 1994



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221532 |
| Price | \$1,025,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,439 |
| Acres | 0.18 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 115 Patterson Drive Sw |
| Subdivision | Patterson |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3B2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Few Trees, Landscaped, Lawn, Other |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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