

# \$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.

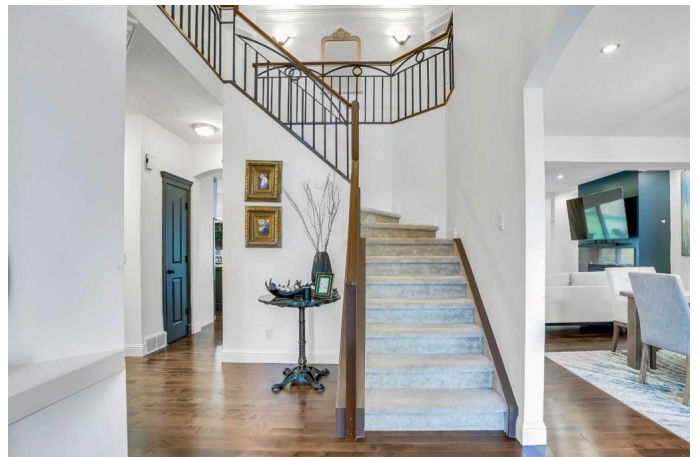
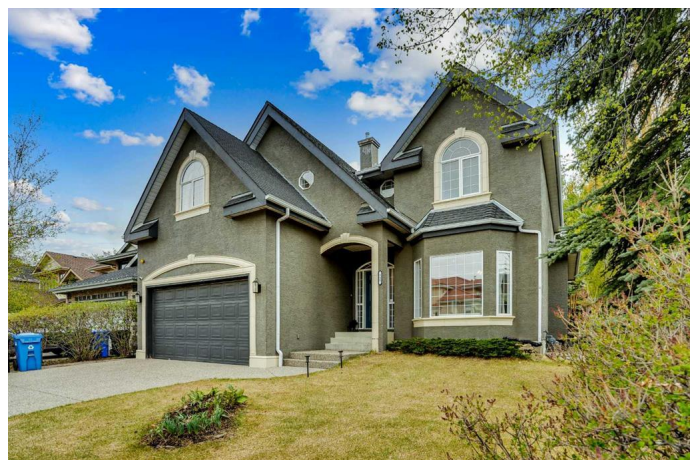
Expertly renovated under the supervision of its architect owner, this home combines aesthetics with functionality, ideal for growing families. Upgrades include the removal of a load-bearing wall to create an open-concept layout, updated finishes, modern lighting, PEX plumbing, and more.

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 | 9              |
| Zoning         | R-CG           |

**Listing Details**

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

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