

# \$1,009,900 - 115 Patterson Drive Sw, Calgary

MLS® #A2221532

**\$1,009,900**

5 Bedroom, 3.00 Bathroom, 2,439 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

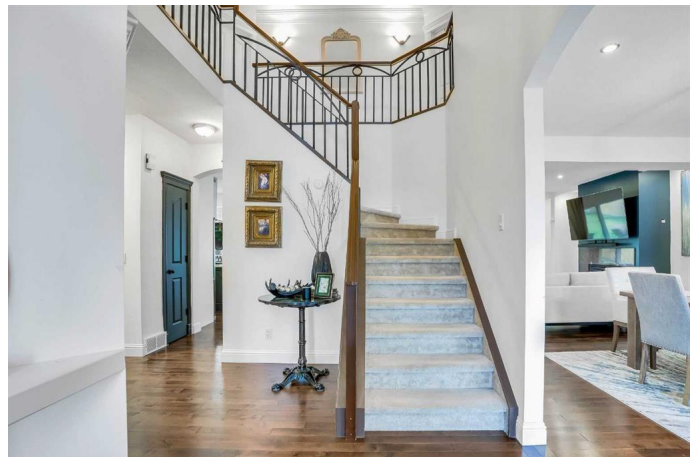
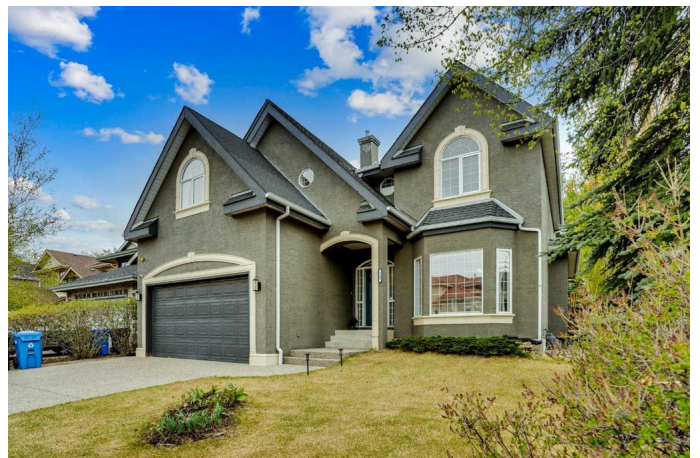
Situated in the desirable Patterson community, this home is surrounded by top-rated schools, scenic parks, and a variety of local amenities.

Thoughtfully redesigned under the supervision of its architect owner, the home features significant upgrades, including the removal of a load-bearing wall with the addition of a new post and beam in the basement, PEX plumbing, fireplace redesign, wall moldings (2023), a full kitchen renovation with stainless steel appliances, bathroom upgrades, new south-facing windows, hardwood flooring, carpet, furnace, air conditioning, washer/dryer, and more (2019/2020).

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 adds ease for everyday use.

The expansive south facing backyard provides ample opportunity for future expansion or a private outdoor oasis. The undeveloped



basement also presents an excellent opportunity for customization, with potential for private access.

Built in 1994

**Essential Information**

MLS® #	A2221532
Price	\$1,009,900
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), Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
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	17
Zoning	R-CG

## Listing Details

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

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.