

# \$899,900 - 209 Patterson Hill Sw, Calgary

MLS® #A2214569

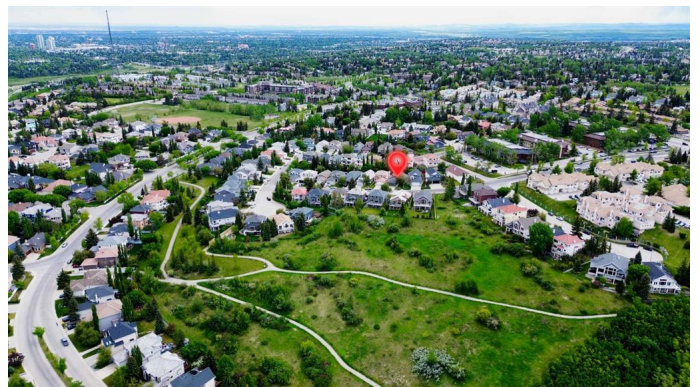
**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0.12 Acres

Patterson, Calgary, Alberta

Incredible 3-bedroom 3-bathroom bungalow in quiet & desirable Patterson – Welcome home to 209 Patterson Hill SW! This home has been beautifully maintained and showcases a bright & spacious open concept layout on the main level with vaulted ceilings – perfect for everyday living & entertaining. The gourmet kitchen is complete with granite countertops, stainless steel appliances, corner pantry, center island & counter seating. A casual dining area and spacious living area are framed by large windows, a cozy gas fireplace, and patio doors with steps out to the deck & backyard with southwest exposure. An additional formal dining room ensures you have space for all your family and friends. The primary suite features a luxurious 4-piece ensuite bath with a jetted soaker tub & walk-in shower, a walk-in closet, & patio door access to the deck. A second spacious bedroom, 4-piece bathroom, and coveted main floor laundry complete the main level. Downstairs, you will find the 3rd bedroom and bathroom, a large & open recreation/family room with a built-in bar, and a storage/utility room. Don't miss the beautiful landscaping, mature trees, and double attached garage! Featuring a prime location close to beautiful Paskapoo Ravine, Winsport Park, Westside Recreation Centre & an abundance of shopping/dining amenities. Easy access throughout the city on nearby Stoney Tr, close to LRT/transit, & only 50 minutes to Canmore! Book your viewing today!



Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214569    |
| Price          | \$899,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,422       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 209 Patterson Hill Sw |
| Subdivision | Patterson             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 3J2               |

## Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Concrete Driveway |
| # of Garages   | 2                                                                                       |

## Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Central Vacuum, Granite Counters, Suspended Ceiling |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer                                                                                                          |
| Heating           | Forced Air, Natural Gas, Baseboard, Electric                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                               |

|            |                  |
|------------|------------------|
| Fireplaces | Gas, Living Room |
|------------|------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Landscaped, Rectangular Lot |
|-----------------|-----------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                    |
|--------------|--------------------|
| Construction | Wood Frame, Stucco |
|--------------|--------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 105 |
|----------------|-----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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