

# \$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

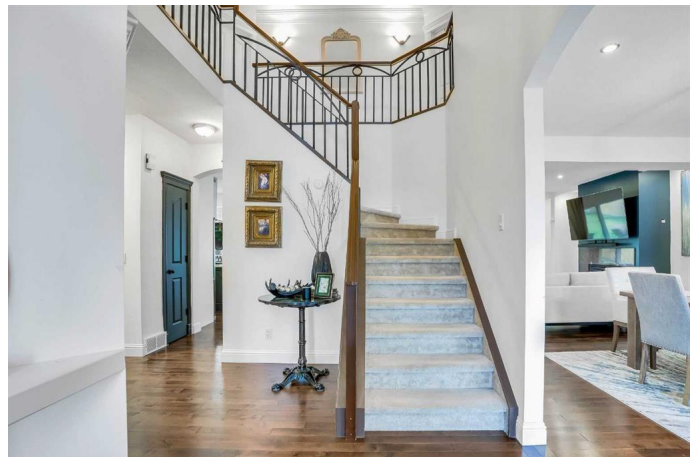
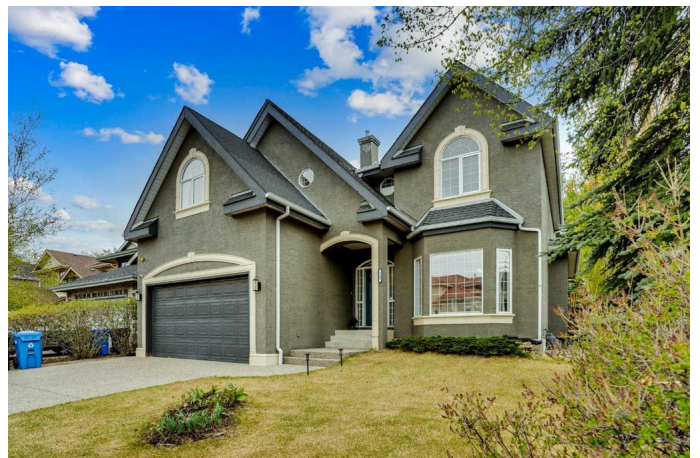
Situated in the desirable Patterson community, this home is surrounded by top-rated schools, scenic parks, and a variety of local amenities.

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	\$1,025,000
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	13
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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