

# \$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.

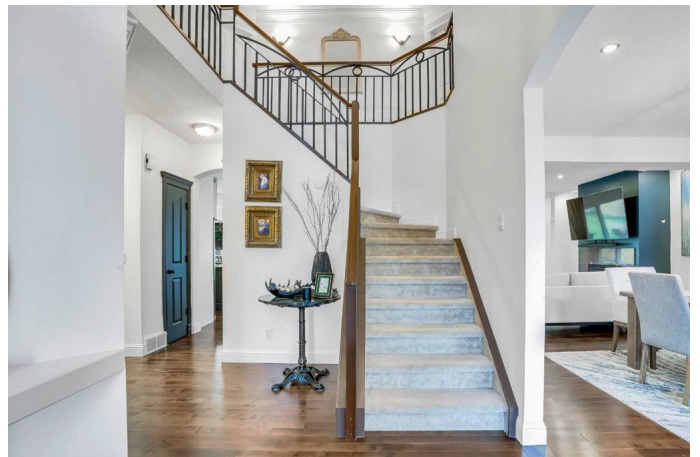
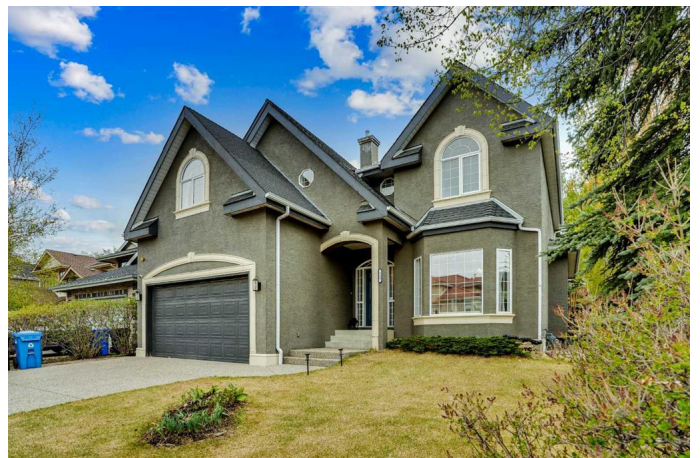
Expertly renovated under the supervision of its architect owner, this home combines aesthetics with functionality, ideal for growing families. Upgrades include the removal of a load-bearing wall to create an open-concept layout, updated finishes, modern lighting, PEX plumbing, and more.

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	1
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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