

# \$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 â€“ 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 â€“ 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. Donâ€™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	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Suspended Ceiling, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer
Heating	Baseboard, Electric, Forced Air, Natural Gas
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	77
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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