

\$874,900 - 209 Patterson Hill Sw, Calgary

MLS® #A2260243

\$874,900

3 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0.12 Acres

Patterson, Calgary, Alberta

Price Improvement. Welcome home to 209 Patterson Hill SW! This home showcases a bright and spacious open concept layout on the main level, enhanced by vaulted ceilings, making it ideal for everyday living and holiday entertaining. The heart of the home is the gourmet kitchen, featuring elegant granite tile countertops, stainless steel appliances, a corner pantry, and a center island with counter seating. Adjacent is a casual dining area and a spacious living room, framed by large windows and anchored by a cozy gas fireplace—perfect for those chilly evenings ahead. Patio doors lead out to the deck and backyard, offering precious southwest exposure to maximize natural light during the daytime. A separate formal dining room ensures you have ample space for all your family and friends. Retreat to the primary suite, which includes a luxurious 4-piece ensuite bath with a jetted soaker tub and walk-in shower, a walk-in closet, and convenient patio door access to the deck. A second spacious bedroom, a 4-piece bathroom, and coveted main floor laundry complete the main level—offering practical, single-level living. Downstairs, the fully developed basement is an entertainer's dream, featuring the third bedroom and bathroom, along with a large, open recreation/family room complete with a built-in bar. A dedicated storage/utility room provides a tidy space for seasonal gear and more. Featuring a double attached heated garage,



and an exterior that is enhanced by beautiful landscaping and mature trees.Â Showcasing a prime location close to the natural beauty ofÂ Paskapoo Ravine, world-class amenities at Winsport Park, Westside Recreation Centre, and an abundance of nearby shopping and dining, this home offers unparalleled convenience. With easy access throughout the city on nearby Stoney Trail, proximity to the LRT/transit, and only 50 minutes to the mountain resort town of Canmore, your lifestyle is perfectly supported. Don't wait! secure your viewing today and be settled before the full winter season sets in! Book your viewing today!

Built in 1996

Essential Information

MLS® #	A2260243
Price	\$874,900
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	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, 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	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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