

# \$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	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Pantry, Suspended Ceiling, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Baseboard, Forced Air, Natural Gas, 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	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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