

\$948,000 - 214 Patterson Hill Sw, Calgary

MLS® #A2220076

\$948,000

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.16 Acres

Patterson, Calgary, Alberta

}}} OPEN HOUSE SAT AND SUNDAY 2-4 PM

{{{ LOCATION...LOCATION...LOCATION,
SIDING & BACKING ONTO GREEN
SPACE/RAVINE OFFERING MAGNIFICENT
UNOBSTRUCTED VIEWS OF THE RIVER
VALLEY! FULLY DEVELOPED WALK-OUT
BUNGALOW WITH OVER 2,500 SF ON 2
LEVELS. OPEN STAIRCASE TO LOWER
LEVEL FAMILY ROOM W/GAS FIREPLACE,
2 MORE BEDROOMS, 4 PIECE BATH AND
DEN. MANY EXTRAS & UPGRADED
FEATURES: FULL WIDTH BALCONY OFF
MAIN FLOOR W/GLASS RAILINGS AND
PATIO BELOW, CUSTOM BUILT LEGACY
DESIGNER KITCHEN CABINETS,
ISLAND/BREAKFAST BAR AND GRANITE
COUNTER TOPS, INDUCTION COUNTER
TOP STOVE, DRAMATIC PICTURE
WINDOWS ABOVE OPEN STAIRCASE
HAVE TRIPLE GLAZED WINDOWS, MAIN
AREA FLOORS ARE SOLID HARDWOOD,
MASTER BEDROOM & FAMILY ROOM
HAVE ENGINEERED HARDWOOD FLOORS,
VAULTED CEILINGS ON MAIN FLOOR,
CEILING FANS, GAS HOOK UP FOR BBQ
AND UNDERGROUND SPRINKLERS. (NO
POLY B) JUST MOVE IN AND ENJOY!

Built in 1995

Essential Information

MLS® # A2220076

Price \$948,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	214 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J2

Amenities

Parking Spaces	4
Parking	Aggregate, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete, Brick/Mortar

Additional Information

Date Listed	May 13th, 2025
Days on Market	1
Zoning	R-C1

Listing Details

Listing Office	Stonemere Real Estate Solutions
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