

# \$979,000 - 30 Patterson Green Sw, Calgary

MLS® #A2228803

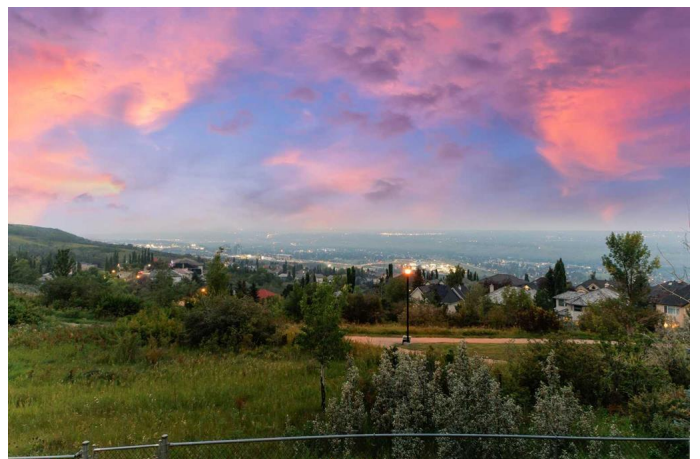
**\$979,000**

3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.16 Acres

Patterson, Calgary, Alberta

~~ Open House - Saturday, September 6 from 1:00 - 3:00 ~~ WALK-OUT BUNGALOW with incredible PANORAMIC VIEW of the Bow River Valley and Nose Hill. Wonderful Patterson location that backs onto greenbelt, intricate path system and parks. With over 2500 square feet of living space, this well-designed home is perfect for empty-nesters and families alike. Tucked away on a quiet street with double attached garage boasting a large driveway. Large front foyer opens onto a sunny den which is an ideal spot to curl up with a good book. Open concept kitchen adjoins the dining room and living room featuring vaulted ceilings, gas fireplace and large windows to showcase the view. Large, raised deck is accessible from dining area and from primary suite, which includes 4-piece ensuite and walk-in closet. Second bedroom and 4-piece guest bath plus a main floor laundry room complete the main floor. Basement development includes a cosy Family Room with wet bar and a large Recreation Room with free-standing gas fireplace. The third bedroom and a 4-piece bath provide ideal privacy for guests. There is a large office on this level that could easily double as a fourth bedroom. The spacious furnace/utility room provide ample storage. The concrete basement floor is roughed-in for in-floor hot water heat. Central vacuum system is also housed in the utility room. There is a separate walk-out access to lower patio and the very private, fenced back yard



with access to "Shay Trail". Built in 1995 by Jayman Homes, this well-designed home with great bones is waiting to be transformed by your imagination, flair and creativity. Don't miss out. Call your favourite Realtor today for a private showing.

Built in 1995

### Essential Information

MLS® #	A2228803
Price	\$979,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,490
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	30 Patterson Green Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage,
-------------------	---

	Walk-In Closet(s), Wet Bar, Breakfast Bar, Built-in Features, Vinyl Windows, Laminate Counters, Natural Woodwork, Recessed Lighting, Soaking Tub, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Window Coverings, Bar Fridge, Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Free Standing, Insert, Living Room
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Landscaped, Private, Backs on to Park/Green Space, Greenbelt, Irregular Lot, Lake, Level, No Neighbours Behind, Pie Shaped Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	SR

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.