# \$549,900 - 52 Patterson Rise Sw, Calgary

MLS® #A2215835

### \$549,900

0 Bedroom, 0.00 Bathroom, Land on 0.09 Acres

Patterson, Calgary, Alberta

Welcome to an incredible opportunity to own one of two premium lots in the highly sought-after community of Patterson Heights. This lot is available in this established and picturesque area â€" an opportunity that may not come again! Situated on a guiet street surrounded by beautiful, estate homes, this location offers peace and privacy, while still being walkable to nearby amenities, parks, and community center With quick and easy access to Bow Trail, 85th Avenue, Stoney Trail, and Sarcee Trail, commuting to downtown or heading to the mountains is a breeze. Enjoy north valley views from both the main floor and second floor, creating a breathtaking backdrop for daily living and entertaining. The lots are an impressive 120 feet deep, offering endless possibilities to build your dream home with Wildwood Developments or bring your own builder. Development permit have been approved, building permit is in progress. Whether you are looking to build your forever home or develop a unique project, this is a prime opportunity in one of Calgary's most desirable neighborhoods. Don't miss out â€" opportunities like this are truly once in a lifetime! Contact us today for more information or to walk the property







#### **Essential Information**

MLS®#

A2215835

Price \$549,900

Bathrooms 0.00 Acres 0.09

Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 52 Patterson Rise Sw

Alberta

Subdivision Patterson
City Calgary
County Calgary

Postal Code T3H2E3

#### **Additional Information**

Date Listed April 29th, 2025

Days on Market 173
Zoning RC-1

## **Listing Details**

**Province** 

Listing Office eXp Realty

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