

# \$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        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Aggregate |
| # 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        | Brick/Mortar, Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 2              |
| Zoning         | R-C1           |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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