

# \$499,900 - 418 Patterson Boulevard Sw, Calgary

---

MLS® #A2226599

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

Patterson, Calgary, Alberta

LOCATION\*\*\*LOCATION \*\*\* This beautiful fully serviced WALK-OUT lot available in the Desirable Patterson Heights \* THE POINT \* . . Large size lot offers 753 SM (8105 SF) . The lot has its back to a Municipal park. The community features tons of natural green space and walking trails. . Enjoy panoramic views of the Bow River Valley, Edworthy Park, and the city skyline from your backyard. Architectural controls are in place to ensure a cohesive and high-quality aesthetic throughout the neighbourhood. Located just minutes from downtown, with easy access to Sarcee Trail and Stoney Trail, this lot is also in close proximity to shopping centre's and esteemed educational institutions such as the French International School, Rundle College, and More. Seize this rare chance to create a custom home in one of Calgary's most sought-after communities.



## Essential Information

MLS® #	A2226599
Price	\$499,900
Bathrooms	0.00
Acres	0.19
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	418 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N6

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bravo 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.