

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

MLS® #A2228803

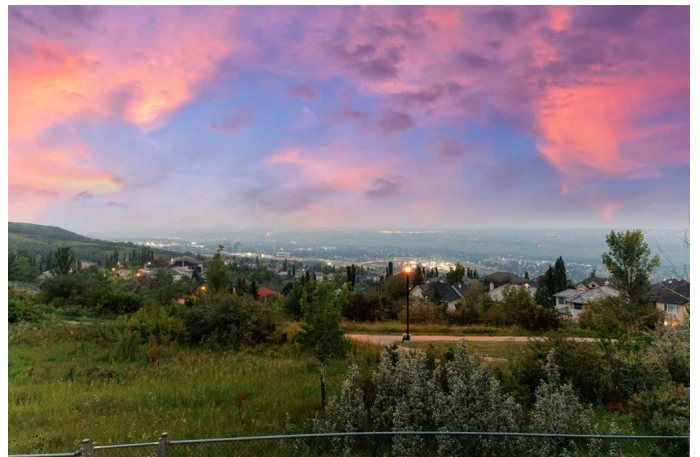
**\$979,000**

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 | Built-in Features, Central Vacuum, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Laminate Counters, Track Lighting, Wet Bar |
| Appliances      | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings                                                           |
| 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, Walk-Out, Partially Finished                                                                                                                                                |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | SR                  |

## Listing Details

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

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