

\$874,900 - 209 Patterson Hill Sw, Calgary

MLS® #A2260243

\$874,900

3 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0.12 Acres

Patterson, Calgary, Alberta

Open House! Sunday, October 12th, 2025, from 1:00 PM to 3:00 PM. Price Improvement. Welcome home to 209 Patterson Hill SW! This home showcases a bright and spacious open concept layout on the main level, enhanced by vaulted ceilings, making it ideal for everyday living and holiday entertaining. The heart of the home is the gourmet kitchen, featuring elegant granite tile countertops, stainless steel appliances, a corner pantry, and a center island with counter seating. Adjacent is a casual dining area and a spacious living room, framed by large windows and anchored by a cozy gas fireplace—perfect for those chilly evenings ahead. Patio doors lead out to the deck and backyard, offering precious southwest exposure to maximize natural light during the daytime. A separate formal dining room ensures you have ample space for all your family and friends. Retreat to the primary suite, which includes a luxurious 4-piece ensuite bath with a jetted soaker tub and walk-in shower, a walk-in closet, and convenient patio door access to the deck. A second spacious bedroom, a 4-piece bathroom, and coveted main floor laundry complete the main level—offering practical, single-level living. Downstairs, the fully developed basement is an entertainer's dream, featuring the third bedroom and bathroom, along with a large, open recreation/family room complete with a built-in bar. A dedicated storage/utility room provides



a tidy space for seasonal gear and more. Featuring a double attached heated garage, and an exterior that is enhanced by beautiful landscaping and mature trees.Â Showcasing a prime location close to the natural beauty ofÂ Paskapoo Ravine, world-class amenities at Winsport Park, Westside Recreation Centre, and an abundance of nearby shopping and dining, this home offers unparalleled convenience. With easy access throughout the city on nearby Stoney Trail, proximity to the LRT/transit, and only 50 minutes to the mountain resort town of Canmore, your lifestyle is perfectly supported. Don't wait! secure your viewing today and be settled before the full winter season sets in! Book your viewing today!

Built in 1996

Essential Information

MLS® #	A2260243
Price	\$874,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,422
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	209 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, Garage Door Opener, Heated Garage, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Suspended Ceiling

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer

Heating Baseboard, Electric, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 10

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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.