



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**418 Patterson Boulevard SW**  
**Calgary, Alberta**

**MLS # A2226599**



**\$499,900**

**Division:** Patterson

**Lot Size:** 0.19 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-G

**Water:** -

**Sewer:** -

**Utilities:** -

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.