



**GRASSROOTS**  
REALTY GROUP

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**479 Patterson Boulevard SW**  
**Calgary, Alberta**

**MLS # A2238700**



**\$649,900**

**Division:** Patterson

**Lot Size:** 0.16 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-G

**Water:** -

**Sewer:** -

**Utilities:** -

An exceptional opportunity awaits in the sought after community of Patterson Heights & The Point. This expansive 40' x 170' fully serviced lot is ideally positioned on the slope of a serene nature reserve, offering a rare chance to build a custom home in one of Calgary's most scenic locations. Enjoy breathtaking views of the Bow River Valley, Edworthy Park, and the Calgary skyline right from your backyard. The area is surrounded by lush green space and an extensive network of walking trails, making it perfect for those who value nature and tranquility without sacrificing convenience. This lot is ready for immediate development and provides the flexibility to work with your preferred builder. Architectural guidelines are in place to ensure cohesive and high quality design throughout the community. Located just minutes from downtown Calgary, with quick access to Sarcee Trail and Stoney Trail, this location offers unmatched connectivity. Close proximity to top rated schools including Calgary French & International School, Rundle College, Webber Academy, and several public schools, as well as nearby shopping centres, adds to the appeal. Whether you're a home builder looking for your next project or a developer seeking a premium lot in a growing neighbourhood, this is absolute must see.