



**205 Patterson Hill SW
Calgary, Alberta**

MLS # A2278919



\$817,900

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Upright Freezer

Open House! Saturday, March 28th, 2026, from 1:00 PM to 3:00 PM. Amazing 4 bedroom 3 bathroom in desirable Patterson - Welcome home to 205 Patterson Hill SW! The main level welcomes with stunning vaulted entryway & features a bright & open kitchen/living space with steps out to the spacious deck - perfect for everyday living & entertaining. The kitchen showcases premium stainless steel appliances, corner pantry, and centre island with seating while the living space is made cozy with gas fireplace and custom built-ins. The dedicated dining area has room for all your family & friends. Convenient main floor laundry & 2-piece bath complete this level. Upstairs you will find the spacious master retreat featuring a 5-piece ensuite bath & walk-in closet. Two additional bedrooms and the main 4-piece bath finish the upper level. Downstairs you will find the fully finished basement with large and open family/recreation space with custom built-ins, the 4th bedroom with walk-in closet and utility/storage rooms. The fully fenced backyard welcomes with spacious deck, green space & beautiful landscaping - perfect for year round enjoyment. The double attached garage & driveway provide ample parking & storage. With a prime location in desirable Patterson close to schools, parks, pathways & local amenities this home has been beautifully maintained and is ready for its next owner - Book your viewing today!