$1,295,000 - 17 Patterson Park Sw, Calgary

MLS® #A2223060

$1,295,000
4 Bedroom, 4.00 Bathroom, 2,815 sqft
Residential on 0.13 Acres

Patterson, Calgary, Alberta

*HOT NEW PRICE * Welcome to 17 Patterson Park SW an exceptional opportunity to own a beautifully renovated executive home in one of West Calgary's most sought-after communities. The owner has meticulously cared for this home in the 30 years he has owned it, and it shows in the overall pride in ownership. Offering just under 4000 SQ square feet of thoughtfully designed living space, this home blends refined elegance with modern functionality, ideal for growing families and professionals. From the moment you step inside, you're greeted by an open concept layout that invites natural light to flow through the expansive living spaces. Featuring rich hardwood flooring, modern paint, a grand wrought iron staircase and elegant lighting throughout. The heart of the home is the fully renovated gourmet kitchen, featuring custom cabinetry, quartz countertops, high-end appliances, and stylish backsplash details perfect for both entertaining and everyday living. The main floor extends into a beautifully upgraded sunroom with the new patio doors, opening onto the landscaped backyard with a spacious deck the ideal setting for summer gatherings and family time. Upstairs, you'll find four generously sized bedrooms including a luxurious primary retreat with a spa-inspired ensuite complete with granite countertops, a soaker tub, glass shower, and dual vanities. The master suite has vaulted ceilings, plenty of room for a king-sized bed and upgraded walk in closet - featuring a California closet

upgrade. The additional bedrooms share an upgraded bathroom, while the laundry room is conveniently located upstairs with built-in storage and counterspace. The lower level is fully developed with a gas fireplace, this area could make a versatile living space for a home theatre, gym, or playroom. This home also features air conditioning, new windows and doors, (2020), upgraded window coverings, lighting, and extensive renovations that highlight the pride of ownership throughout. Located just 15 minutes from downtown Calgary on a quiet street, The backyard is a peaceful retreat from the stress of the day, this is a great space to enjoy BBQ'S with friends and family. 17 Patterson Park offers quick access to top-rated schools, parks, pathways, and shopping amenities all while providing a peaceful retreat in an established, family-friendly neighbourhood. If you're looking for a move-in-ready home with space, sophistication, and an unbeatable location, this is one you wont want to miss.

Built in 1994

Essential Information

MLS® #	A2223060
Price	$1,295,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,815
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Patterson Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Garage Faces Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Central Air Conditioner, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Garden, Landscaped, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	62
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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