

\$850,000 - 305 Patterson Boulevard Sw, Calgary

MLS® #A2261138

\$850,000

5 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0.19 Acres

Patterson, Calgary, Alberta

For families or couples seeking a private retreat in a beloved west Calgary community, this two-storey Patterson Heights residence offers an exceptional opportunity to create the home of your dreams. With a peaceful backyard sanctuary that backs onto a green belt, a practical family layout, and an ideal location in one of Calgary's favourite neighbourhoods, this property blends privacy with the vibrant, family-oriented lifestyle Patterson Heights is known for. Move in and enjoy, or take advantage of the home's potential for updates and renovations to put your own stamp on it, all at an excellent price point on the west side where listings remain scarce. The main level begins with a bright and welcoming foyer that introduces the warm, functional flow of the home. An open concept kitchen and breakfast nook are bathed in natural light from large windows overlooking the south facing garden and patio. A soaring ceiling and fireplace with built-in cabinets to display your cherished mementoes welcomes you into the living room. The formal dining room connects seamlessly with the kitchen and foyer, while a thoughtful laundry and mudroom with garage entry plus a convenient three-piece bath keep daily life organized. Upstairs, the primary suite offers a private retreat with plenty of space for a sitting area, a walk-in closet and ensuite featuring a soaking tub and separate shower. Just steps away, the third level holds two additional bedrooms and a four-piece bath, creating the perfect setup



for families with children. The developed lower level expands your living space with a large family room ideal for movie or games nights, as well as two more spacious bedrooms well-suited for older children or overnight guests. One of this property's most outstanding features is the gorgeous backyard, complete with patio, pergola, and flower beds edged with rock walls and planted with perennials and mature shrubs. This is the ideal, private oasis to entertain loved ones or quietly enjoy the peace and tranquility surrounding the property. Additional highlights include a newer furnace, a tankless hot water system, and many windows upgraded to triple pane glass. This home is a place to gather, grow and create lasting memories, a true sanctuary designed for the life you've been dreaming about!

Built in 1996

Essential Information

MLS® #	A2261138
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,202
Acres	0.19
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	305 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 3K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Private, Treed, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.