

\$1,295,000 - 358 Patterson Boulevard Sw, Calgary

MLS® #A2246126

\$1,295,000

5 Bedroom, 4.00 Bathroom, 2,864 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

Location, Location, Location!

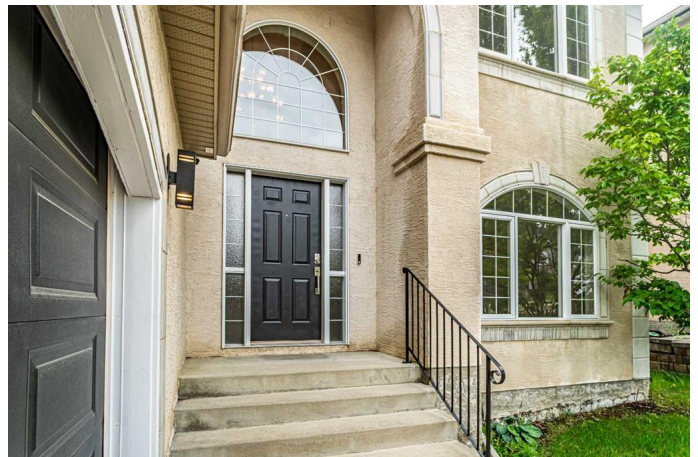
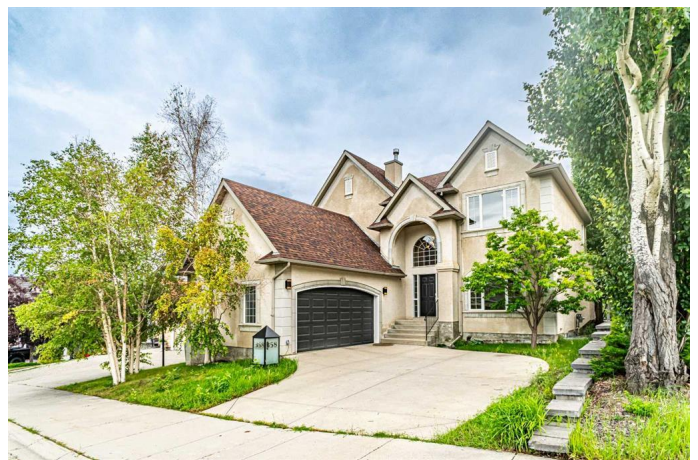
Tucked away in quiet Patterson, this ravine-lot beauty offers breathtaking river valley and city skyline views—just 10 minutes to downtown!

With 2,864 sq ft above grade and a fully finished walkout basement, this home features 9'™ ceilings, maple hardwood floors, granite counters, central A/C, irrigation system, and an oversized garage. The open-concept kitchen leads to a spacious deck with east-facing views. Upstairs, enjoy huge bedrooms, while the walkout level adds a large rec room, 4-piece bath, and a fifth bedroom or office. A rare ravine-side gem in one of Calgary's™ best locations—don't miss it!

Built in 1997

Essential Information

MLS® #	A2246126
Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,864
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	358 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.