

# \$1,328,888 - 121 Patterson Mount Sw, Calgary

MLS® #A2208543

**\$1,328,888**

5 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.20 Acres

Patterson, Calgary, Alberta

Situated in the highly-sought after community of Patterson Heights, a former show home offered for the first-time on the market! From original homeowners, this property has been well-kept for, shows of pride and ownership! A remarkable opportunity arises for individuals seeking a large pie-lot, with CITY Skyline views, and in an unbeatable location! Offering over 3400 sqft of developed living space, this two-story home includes a walk-out basement feature, making this home a great option for growing families! Offering a total of 5 bedrooms (3 bedrooms up top - ALL on the same level, + 2 bedroom on walk-out level) and 4- full bathrooms! Top floor consists of 3 large bedrooms, one primary with an ensuite and a large walk-in closet, a semi-enclosed reading nook with custom built-in book shelves. Main-level space is plentiful with open-concept kitchen design followed by a private elevated east-facing deck, there is designated dining space, and adjacent is two additional living-room areas, and a private office with custom cherry oak built-in shelving. Walk-out lower level is with 9'™ft ceilings throughout, a custom built-in cherry-oak wet-bar with a sink, another separate entrance to another private patio/deck facing the rear yard and on ground level, two additional large bedrooms, and a full 4-piece bathroom completes the walk-out basement.

**FEATURES:** | 2- Fireplaces | Perched up on a quiet Cul-De-Sac, with a fully-landscaped, fully-fenced South-East facing rear yard and



panoramic views of the Downtown City Skyline! Main- Floor Laundry | CLAY-Tile roof | Exterior Brick & Stucco Façade | Location and proximity cannot be beat! Quick access to Downtown, 14 mins from Alberta Children’s Hospital and Foothills Medical Centre, mins to major roadways (Sarcee Trail, 17Ave SW, Crowchild Trail, and Bow Trail), Public Transit, Multiple paved pathways, nearby reputable Schools, Retailers, Trendy Shops, Restaurants and Cafes. You truly need to see and appreciate all of what this property has to offer, don’t delay and schedule your private showing today, be sure to check out the 3D Virtual Tour!

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208543    |
| Price          | \$1,328,888 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,440       |
| Acres          | 0.20        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 121 Patterson Mount Sw |
| Subdivision | Patterson              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 3A8                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Crown Molding, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                    |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 2                                                                                         |
| Fireplaces        | Basement, Gas, Living Room                                                                |
| Has Basement      | Yes                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                  |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Cul-De-Sac, Front Yard, Landscaped, Views |
| Roof              | Clay Tile                                 |
| Construction      | Brick, Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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