



**253 Patterson Boulevard SW
Calgary, Alberta**

MLS # A2301955

\$1,179,000



Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,763 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Front Yard, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vinyl Windows

Inclusions: Garden Shed, office furniture

Welcome to 253 Patterson Blvd SW! Nestled in the prestigious community of Patterson Heights, this beautifully located home offers the perfect balance of comfort, space, and convenience on Calgary's desirable west side. Set on a quiet, established street, this property is ideal for families and professionals alike, featuring a functional layout designed for both everyday living and entertaining. The main level offers bright, open living spaces with large windows that fill the home with natural light, complemented by a well-appointed kitchen and inviting dining area. Upstairs, you'll find generously sized bedrooms, providing ample space for family living or a home office setup. The fully developed basement adds valuable versatility—perfect for a recreation room, guest space, or additional workspace. Step outside to enjoy a private, landscaped backyard—ideal for relaxing, entertaining, or spending time with family. Excellent location, Quick access to downtown via Bow Trail. Minutes to parks, pathways, and green spaces. Close to schools, shopping, and everyday amenities. Easy access west to the mountains for weekend getaways. This is a rare opportunity to own in a mature, sought-after neighbourhood known for its quiet streets, elevated setting, and strong community feel. A perfect blend of lifestyle, location, and long-term value—this is a home you don't want to miss.