



GRASSROOTS
REALTY GROUP

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45 Patterson Hill SW
Calgary, Alberta

MLS # A2349712



\$620,000

Division:	Patterson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,448 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 30
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: no

Rocky Mountain escapes! This beautifully maintained, four bedrooms duplex offers over 2,000 square feet of versatile living space. The main level makes a striking first impression with soaring vaulted ceilings, a cozy corner gas fireplace, and massive windows that flood the living room with natural light. The kitchen is a chef's dream, featuring extensive counter space and ample cabinetry, while the backyard provides a quiet sanctuary for gardening or entertaining. The upper floor hosts three bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. You'll also find a functional office nook perfect for remote work or study on second floor. The fully developed basement adds a fourth bedroom, a comfortable family room, and a third bathroom, plus plenty of extra storage. Complete with a double attached garage and a location near top-tier schools, shopping, and transit, this home offers incredible value. **BIG VALUE UPGRADES:** Brand New Hot Water Tank (Early 2026) & Brand New Wood Fence on driveway side (Summer 2026). **OFFERS WILL BE REVIEWED AS RECEIVED**