

\$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!

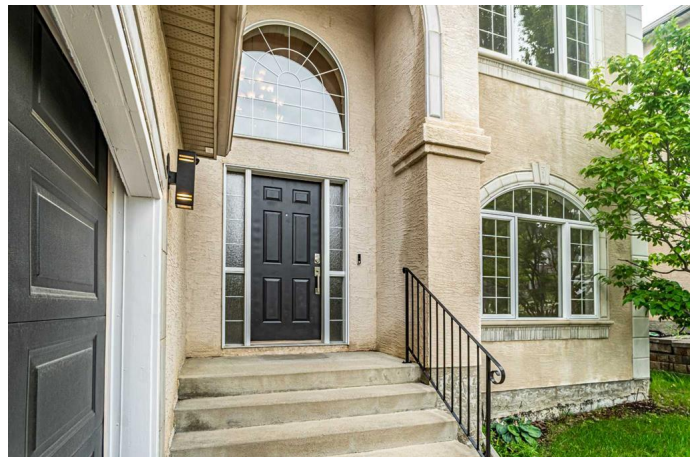
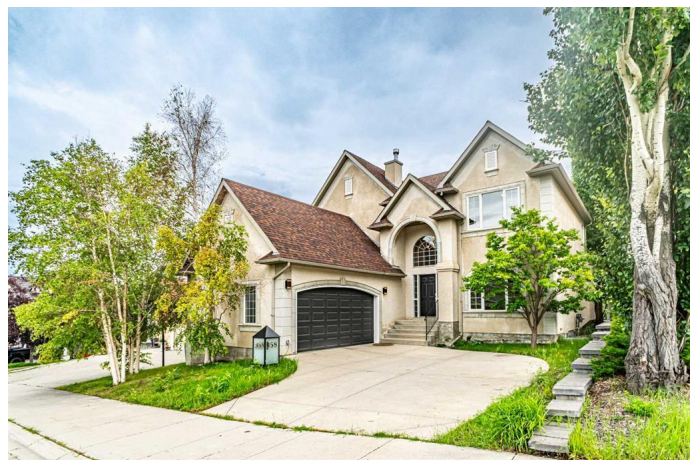
Tucked away in quiet Patterson, this ravine-lot beauty offers breathtaking river valley and city skyline views—just 10 minutes to downtown!

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
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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	13
Zoning	R-CG

Listing Details

Listing Office

Boutique Properties Inc.

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