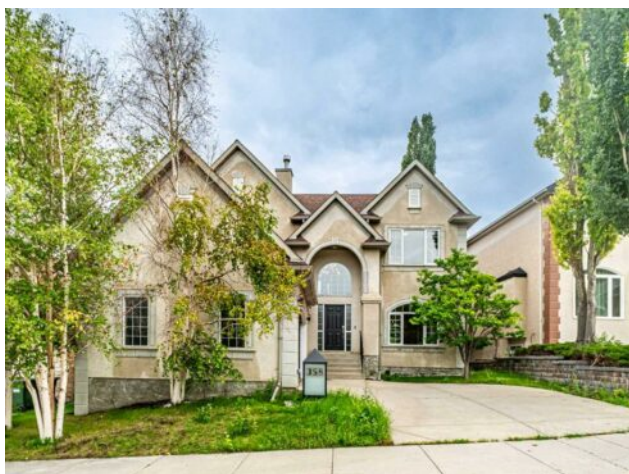


358 Patterson Boulevard SW
Calgary, Alberta

MLS # A2246126



\$1,295,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,864 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: n/a

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!