

\$529,000 - 418 Patterson Boulevard Sw, Calgary

MLS® #A2189497

\$529,000

0 Bedroom, 0.00 Bathroom,
Land on 0.19 Acres

Patterson, Calgary, Alberta

Discover the exceptional opportunity at 418 Patterson Blvd SW, Calgary—a prime residential lot nestled in the prestigious Patterson Heights community. This expansive 8,105 square foot (753 square meter) fully serviced lot backs onto a municipal park, offering a serene backdrop for your future home. With included architectural drawings for a detached home, you have the flexibility to build your dream residence with your preferred builder. The community boasts abundant natural green spaces and walking trails, providing a tranquil setting for outdoor enthusiasts. Enjoy panoramic views of the Bow River Valley, Edworthy Park, and the city skyline from your backyard. Architectural controls are in place to ensure a cohesive and high-quality aesthetic throughout the neighborhood. Located just minutes from downtown, with easy access to Sarcee Trail and Stoney Trail, this lot is also in close proximity to shopping centres and esteemed educational institutions such as the French International School, Rundle College, and More. Seize this rare chance to create a custom home in one of Calgary's most sought-after communities. In the Patterson area, the real estate market offers a diverse range of properties. As of recent data, active listings in the subdivision average anywhere from \$1,800,000 - \$2,200,000 Plus. The Patterson community is renowned for its elevated position, providing residents with stunning views and easy access to green



spaces. Embrace the opportunity to build your ideal home in a neighborhood that harmoniously blends natural beauty, modern conveniences, and a vibrant community spirit.

Essential Information

MLS® #	A2189497
Price	\$529,000
Bathrooms	0.00
Acres	0.19
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	418 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h3n6

Additional Information

Date Listed	January 30th, 2025
Days on Market	42
Zoning	R-G

Listing Details

Listing Office	eXp Realty
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