28 Patterson Rise SW

Calgary | Active | MLS® A2347295

$1,150,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1986**	**2,319 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty and RE/MAX First

A closer look

A GARAGE FOR CAR PEOPLE: HEATED OVERSIZE TRIPLE TANDEM (22'10" x 33'8") WITH SPACE FOR A CAR LIFT, ON A WALKOUT IN PATTERSON WITH 3,870 SQ FT DEVELOPED AND A PRIVATE, TREED BACKYARD. Park up to three vehicles (4 if you're imaginative), add a lift for a collection or a serious hobby space, and still fit two more on the driveway. Inside, the main floor has the primary suite, a second bedroom, laundry and mudroom all on one level, plus a fully developed walkout level with 2 more bedrooms and 2 full bathrooms. The kitchen is the heart of the home: quartz counters, a large island with breakfast bar, built-in wine rack, pantry and rich wood cabinetry, open to the dining area and family room with direct access to the upper deck. Hardwood floors, a skylight, a tiled foyer with high ceilings and big windows, and a formal living room with electric fireplace fill the main floor with light. The primary retreat has a fireplace, walk-in closet and a 5-piece ensuite with dual sinks, walk-in shower and soaker tub. Downstairs, the bright walkout level offers a large games room, an exercise or hobby room, a family room with gas fireplace, two bedrooms, a 4-piece and a 3-piece bathroom and plenty of storage, with a door to the covered patio and yard. The private yard is fenced and landscaped with mature trees and two sheds, one for storage and one ideal as a small workshop. Central air conditioning. Close to parks, playgrounds, pathways, schools and shopping, with quick access to downtown and Stoney Trail. Possession is negotiable. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347295
Bedrooms	4
Bathrooms	4
Year Built	1986
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split

Total Living Area:	2,319 sq. ft.
Below Grade Finished Area:	1,553 sq. ft.
Acreage:	No
Lot Area:	6,921 sq. ft.
Lot Frontage:	58'10"
Front Exposure:	West
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1986 (Age: 40)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8112008
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air

Fireplaces:	3
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Tandem, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Patterson
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Garage Storage & Shelves, Shed
Restrictions:	None Known
Main Floor	Living Room · 15'9" × 15'3" ·
Main Floor	Kitchen · 18'6" × 17'2" ·
Main Floor	Dining Room · 14'10" × 13'3" ·
Main Floor	Family Room · 19'2" × 11'1" ·
Main Floor	Mud Room · 7'9" × 7'8" ·
Main Floor	Laundry · 8'9" × 7'8" ·
Main Floor	Bedroom - Primary · 17'10" × 12'5" ·
Main Floor	Bedroom · 15'5" × 9'3" ·
Basement	Bedroom · 15'2" × 9'1" ·
Basement	Bedroom · 10'9" × 9'4" ·
Basement	Exercise Room · 20'10" × 19'1" ·
Basement	Game Room · 22'8" × 17'6" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Landscaped, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/28-patterson-rise-sw-calgary-a2347295/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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