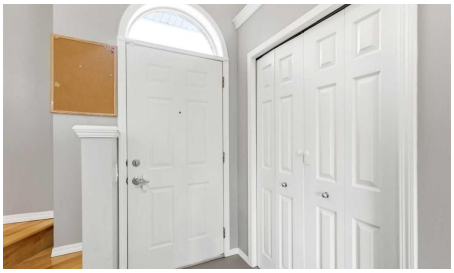
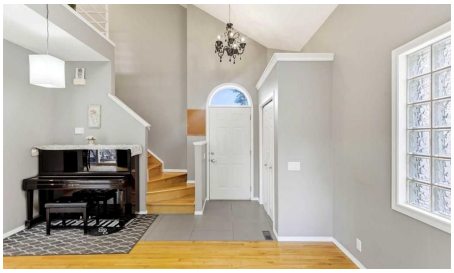
45 Patterson Hill SW

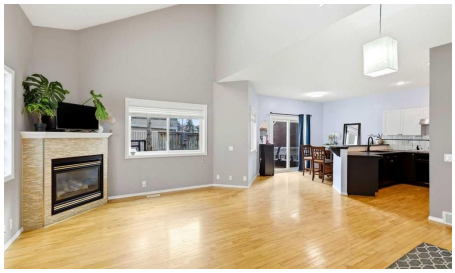
Calgary | Active | MLS® A2349712

$620,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1997**	**1,448 sq. ft.**

Your next move starts with a conversation.

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Listed by Grand Realty

A closer look

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

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349712
Bedrooms	4
Bathrooms	4
Year Built	1997
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,448 sq. ft.
Condo Fee:	$30.00
Condo Fee Includes:	See Remarks

Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1997 (Age: 29)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9811841
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patterson Lofts
Community:	Patterson
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Inclusions:	no
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 15'8" × 9'2" ·
Main Floor	Kitchen · 10'6" × 9'2" ·
Main Floor	Living Room · 18'5" × 17'5" ·
Upper Level	Bedroom · 10'8" × 9'8" ·
Upper Level	Bedroom · 15'7" × 9'2" ·
Upper Level	Bedroom - Primary · 12'1" × 11'6" ·
Lower Level	Bedroom · 9'9" × 8'8" ·
Lower Level	Game Room · 15'7" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	High Ceilings

Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-patterson-hill-sw-calgary-a2349712/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.