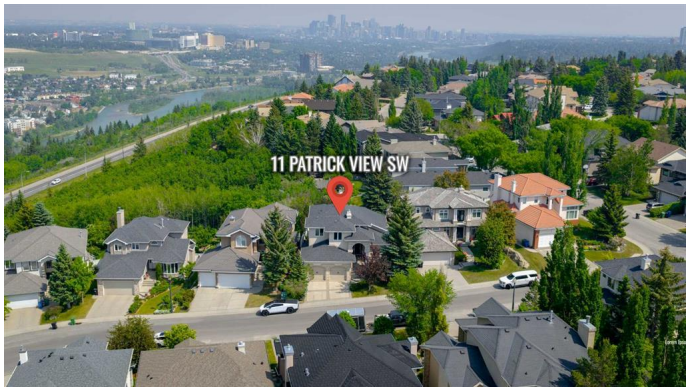
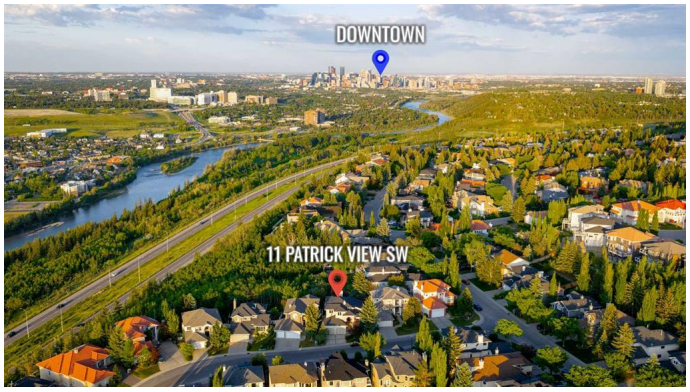
$1,188,000 - 11 Patrick View Sw, Calgary

MLS® #A2229477

$1,188,000
4 Bedroom, 4.00 Bathroom, 2,725 sqft
Residential on 0.14 Acres





Patterson, Calgary, Alberta

Unbeatable Value of this hilltop walkout home with both East & West side views in desirable Patterson! Welcome to 11 Patrick VW, an artistic designed 4-bedrooms, 3.5-bathrooms fully upgraded home offering over 4200 sqft of living space in stunning finishing! The main floor features grand entrance with open to above foyer, vaulted ceilings in living room, designer's pillars, and a dramatic 4-way see-through fireplace that separates the open-concept living! Chef-inspired gourmet kitchen packed with granite counter tops and stainless steel appliances that flows seamlessly into the dinning/living area. The bright eating nook is surrounded by floor to ceiling windows that allow abundance natural lights floods in anytime during the day. A private den with arched window and a spacious half bath which opens both ways to mud room & living room finishes this level. Upstairs, youâ€™ll find 3 gorgeous bedrooms and a luxurious primary suite designed for ultimate comfort and relaxation, which comes with a renovated ensuite (2024). It features double vanities, glass enclosed walk-in shower and a stylish tub with incredible views through the corner windows. In the walk-out level, there's a 4th bedroom, a massive recreation area for all your entertainment needs, a wet bar with heated tile floor, and a full bathroom with dual steam shower, making it an inviting and versatile space for guests or extended family. Lots of storage place under the stairs and also besides utility room. Long term

owners have been treated this home with love and care include a new roof (2018), furnace (2017), HWT (2017), water softener (2017), PEX plumbing(no poly B) 2024, new windows upstairs (2018), brand new carpet & 2 washrooms upstairs (2024). Nestled on a quiet lot backing onto environmental reserve with walking distance to parks & playgrounds, fast access to shopping & transportation, this prestige home is offering a rare opportunity in one of Calgaryâ€™s most scenic and highly demand neighborhoods. Make it your home today!

Built in 1994

Essential Information

MLS® #	A2229477
Price	$1,188,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,725
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Patrick View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B2

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Insulated
# of Garages	517

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Family Room, Free Standing, Glass Doors, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management

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