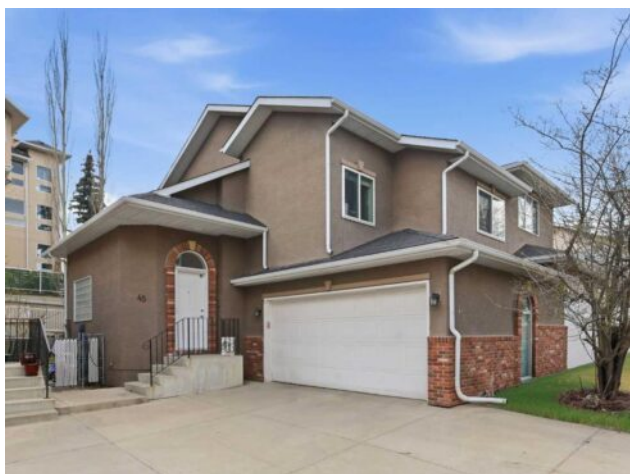


45 Patterson Hill SW
Calgary, Alberta

MLS # A2309556



\$659,000

Division:	Patterson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,448 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 30

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: n/a

Open house : 10 May 2026, noon to 2 pm. Welcome to Patterson Hill, where urban convenience meets easy 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.