

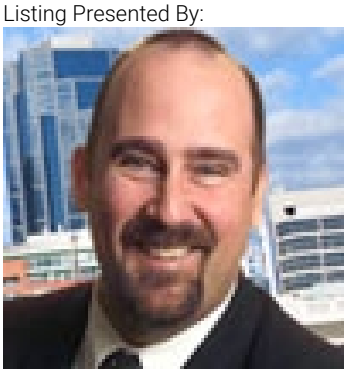
45 Patterson Hill Calgary Alberta

$620,000

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 (id:6769)

3pc Bathroom 5.00 Ft x 8.67 Ft
Bedroom 9.75 Ft x 8.67 Ft
Recreational, Games room 12.75 Ft x 15.58 Ft
2pc Bathroom 5.08 Ft x 5.67 Ft
Dining room 15.67 Ft x 9.17 Ft
Kitchen 10.50 Ft x 9.17 Ft
Living room 18.42 Ft x 17.42 Ft
4pc Bathroom 5.42 Ft x 8.42 Ft
4pc Bathroom 5.50 Ft x 15.83 Ft
Bedroom 9.67 Ft x 10.67 Ft
Bedroom 9.17 Ft x 15.58 Ft
Primary Bedroom 11.50 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

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