



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**418 PATTERSON Boulevard, Calgary t3h3n6**

MLS®#: **A2189497**

Area: **Patterson**

Listing Date: **01/30/25**

List Price: **\$529,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Calgary**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **8,105 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **0**  
Low Sqft:  
Ttl Sqft:

DOM

**65**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

Utilities and Features

Roof:  
Heating:  
Sewer:  
Ext Feat:  
Kitchen Appl:  
Int Feat:  
Utilities:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:  
**Fee Simple**  
Legal Desc: **1411090**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Discover the exceptional opportunity at 418 Patterson Blvd SW, Calgary—a prime residential lot nestled in the prestigious Patterson Heights community. This**

**expansive 8,105 square foot (753 square meter) fully serviced lot backs onto a municipal park, offering a serene backdrop for your future home. With included architectural drawings for a detached home, you have the flexibility to build your dream residence with your preferred builder. The community boasts abundant natural green spaces and walking trails, providing a tranquil setting for outdoor enthusiasts. Enjoy panoramic views of the Bow River Valley, Edworthy Park, and the city skyline from your backyard. Architectural controls are in place to ensure a cohesive and high-quality aesthetic throughout the neighborhood. Located just minutes from downtown, with easy access to Sarcee Trail and Stoney Trail, this lot is also in close proximity to shopping centre's and esteemed educational institutions such as the French International School, Rundle College, and More. Seize this rare chance to create a custom home in one of Calgary's most sought-after communities. In the Patterson area, the real estate market offers a diverse range of properties. As of recent data, active listings in the subdivision average anywhere from \$1,800,000 - \$2,200,000 Plus. The Patterson community is renowned for its elevated position, providing residents with stunning views and easy access to green spaces. Embrace the opportunity to build your ideal home in a neighborhood that harmoniously blends natural beauty, modern conveniences, and a vibrant community spirit.**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

