

# \$1,399,000 - 32 Patterson Crescent Sw, Calgary

MLS® #A2167082

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 3,126 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

Blow out pricing for immediate sale!!! Seller's loss is your gain!!! This impeccable luxury home is priced well-below seller's cost for quick sale!!! This home is in immaculate condition with no known issues and is in ready-to-move-in condition with nothing to do. High end brand name finishings and features throughout, attention to detail and a prestigious location make this home extremely desirable. Deluxe quality (Neff) kitchen, quartz flooring, multiple fireplaces, triple garage, large 8000+ sq/ft lot, 50 year warranty rubber roof and a desirable quiet street in a premium neighborhood are just a few of the many incredible features. Take advantage of this "steal of a deal"!! The value in this home is clear and unmistakable and it won't last long at this incredible price!!! Buy it now before it's gone!!!



Built in 1985

## Essential Information

MLS® # A2167082

Price \$1,399,000

Sold Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,126
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	32 Patterson Crescent Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2C4

### Amenities

Parking Spaces	3
Parking	Insulated, Triple Garage Attached

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Tile Counters, Vinyl Windows, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Disposal, Double Oven, Electric Range, ENERGY STAR Qualified Appliances, Garage Control(s), Garburator, Humidifier, Microwave, Oven-Built-In, Refrigerator, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Gas Log, Wood Burning

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, Secluded, See Remarks
Roof	Rubber, See Remarks
Construction	Brick, Cedar, Concrete, Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2024
Date Sold	October 5th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.