# \$549,900 - 50 Patterson Rise Sw, Calgary

MLS® #A2215826

## \$549,900

0 Bedroom, 0.00 Bathroom, Land on 0.09 Acres

Patterson, Calgary, Alberta

Welcome to an incredible opportunity to own one of two premium lots in the highly sought-after community of Patterson Heights. This lot is available in this established and picturesque area â€" an opportunity that may not come again!

Situated on a quiet street surrounded by beautiful, estate homes, this location offers peace and privacy, while still being walkable to nearby amenities, parks, and community center

With quick and easy access to Bow Trail, 85th Avenue, Stoney Trail, and Sarcee Trail, commuting to downtown or heading to the mountains is a breeze.

Enjoy north valley views from both the main floor and second floor, creating a breathtaking backdrop for daily living and entertaining. The lots are an impressive 120 feet deep, offering endless possibilities to build your dream home with Wildwood Developments or bring your own builder. Development permit have been approved, building permit is in progress.

Whether you are looking to build your forever home or develop a unique project, this is a prime opportunity in one of Calgary's most desirable neighborhoods.

Don't miss out â€" opportunities like this are truly once in a lifetime!







Contact us today for more information or to walk the property

#### **Essential Information**

MLS® # A2215826

Price \$549,900

Bathrooms 0.00
Acres 0.09
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 50 Patterson Rise Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H2E3

Additional Information

Date Listed April 29th, 2025

Days on Market 172 Zoning RC-1

## **Listing Details**

Listing Office eXp Realty

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.