\$1,699,000 - 136 Patrick View Sw, Calgary

MLS® #A2265421

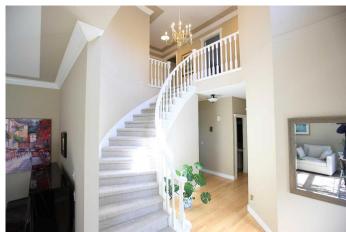
\$1,699,000

5 Bedroom, 4.00 Bathroom, 3,164 sqft Residential on 0.13 Acres

Patterson, Calgary, Alberta

Welcome to 136 Patrick View SWâ€"an executive walkout residence offering over 4,400 sq ft of refined living space, perched abovea protected nature reserve in one of Patterson's most prestigious enclaves. With 3,119 sq ft across the main and upper levels, plus an additional1,300+ sq ft in the fully developed walkout basement, this home delivers luxury, functionality, and lasting value. From the moment you enter, a grandstaircase and sunlit foyer set the tone for timeless sophistication. The main floor flows seamlessly through formal and casual living spaces, with newlyrefinished hardwood, luxury vinyl plank, and designer lighting. The professionally renovated kitchen features granite counters, a gas cooktop, and abuilt-in appliance wall with microwave above and oven belowâ€"anchored by a crystal-lit island and breakfast nook that opens to a topless glass raildeck framing panoramic river valley views. Upstairs, the primary suite is a sanctuary with heated marble floors, a freestanding soaker tub beneath achandelier, and a walk-in closet with custom cabinetry and brass accents. The ensuite also includes a frameless glass shower with rainfall andhandheld heads, and dual vanities with elegant lighting. Three additional bedrooms and a 5-piece bath offer comfort and flexibility for family orguests. A dedicated home office, a serene wellness room, and an elegant upper hallway with tray ceiling and chandelier add both function and flair. The walkout level is designed for leisure







room with fireplace, red-felt pool table, built-in bar with glasscabinetry and mini fridge, media lounge, and a cozy dining nook with bay windows. Additional guest bedrooms and a full bath complete the lowerlevel, while large windows flood the space with natural light. Outside, enjoy a professionally landscaped yard with mature trees, a recessed fire pitarea with stone surfacing, a private dog run, and a covered patio beneath the elevated deck. The property backs onto a nature reserve, offeringunobstructed views and exceptional privacy. Aerial perspective reveals the home's prime locationâ€"just minutes from top schools, boutique shopping, and downtown Calgary, yet surrounded by greenery and tranquility. Over \$35,000 in recent upgradesâ€"including new A/C, hot water tank (2025), washer/dryer, range hood, window treatments, garage painting, and refreshed landscapingâ€"complement earlier renovations to the kitchen, ensuite, and deck. Every detail reflects pride of ownership and professional care. This is elevated livingâ€"crafted for those who expect more.

and entertaining, featuring a spacious rec

Built in 1995

Essential Information

MLS® # A2265421 Price \$1,699,000

Bedrooms 5
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,164 Acres 0.13

Year Built 1995

Type Residential

Sub-Type Detached

Style 2 Storey
Status Active

Community Information

Address 136 Patrick View Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3J4

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 4

Interior

Interior Features Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking

Home, See Remarks, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Double Oven, Gas Cooktop

Heating Forced Air, Natural Gas

Cooling Full Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard, Dog Run

Lot Description Views

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025

Days on Market 17

Zoning R-CG

Listing Details

Listing Office Evertrust Realty

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