

# \$1,449,999 - 105 Patton Court Sw, Calgary

MLS® #A2248349

**\$1,449,999**

4 Bedroom, 5.00 Bathroom, 4,384 sqft

Residential on 0.31 Acres

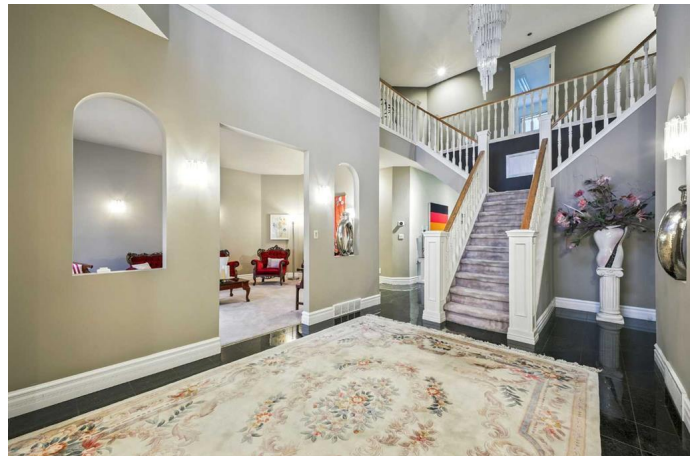
Pump Hill, Calgary, Alberta

Welcome to this rare opportunity in one of Calgary's most coveted communities. Featuring over 6,000 sq. ft. of living space, this grand estate sits on a .31 acre lot, backing directly onto a park with neighbours only on one side. A drive-through driveway enhances both the estate presence and everyday convenience. Inside, soaring ceilings, a grand staircase, and an expansive layout provide an incredible canvas for a full renovation or modernization. While the home is awaiting your personal touch and updates, the scale, layout, and location provide the perfect foundation to create your dream residence. A true gem in Pump Hill with extraordinary potential. This is a must see!

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248349    |
| Price          | \$1,449,999 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 4,384       |
| Acres          | 0.31        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 Patton Court Sw |
| Subdivision | Pump Hill           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V5G3              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 8                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings                                                     |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Oven-Built-In, Gas Stove |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas, Master Bedroom                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Clay Tile                    |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 72                |
| Zoning         | R-CG              |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.