

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

MLS® #A2254232

**\$1,699,000**

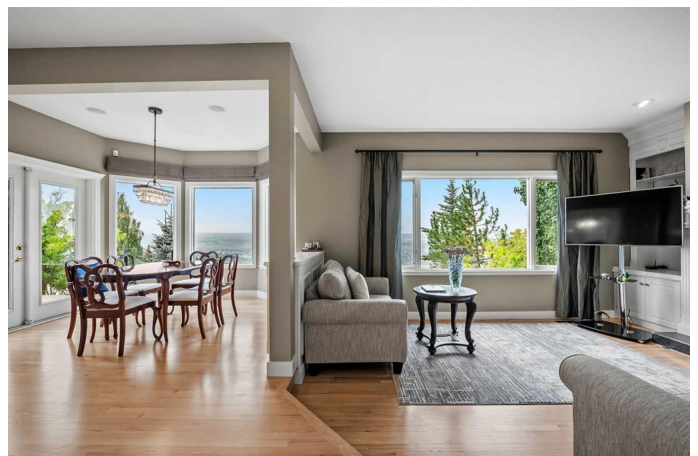
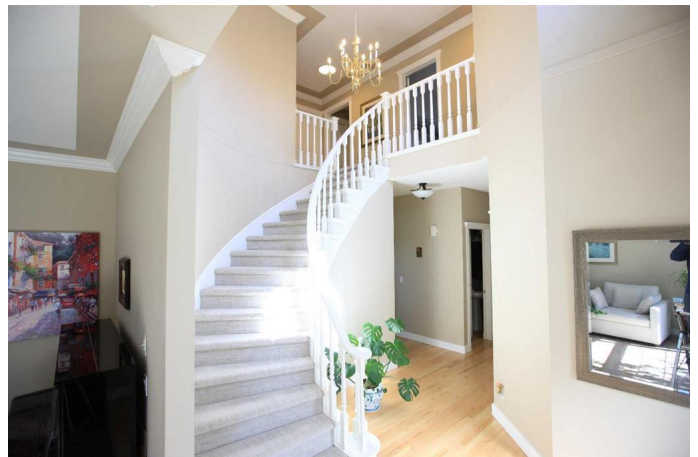
5 Bedroom, 4.00 Bathroom, 3,164 sqft  
Residential on 0.13 Acres

Patterson, Calgary, Alberta

Welcome to 136 Patrick View SW—an executive walkout residence offering over 4,400 sq ft of refined living space, perched above a protected nature reserve in one of Patterson’s most prestigious enclaves. With 3,119 sq ft across the main and upper levels, plus an additional 1,300+ sq ft in the fully developed walkout basement, this home delivers luxury, functionality, and lasting value.

From the moment you enter, a grand staircase and sunlit foyer set the tone for timeless sophistication. The main floor flows seamlessly through formal and casual living spaces, with newly refinished hardwood, luxury vinyl plank, and designer lighting. The professionally renovated kitchen features granite counters, a gas cooktop, and a built-in appliance wall with microwave above and oven below—anchored by a crystal-lit island and breakfast nook that opens to a topless glass rail deck framing panoramic river valley views.

Upstairs, the primary suite is a sanctuary with heated marble floors, a freestanding soaker tub beneath a chandelier, and a walk-in closet with custom cabinetry and brass accents. The ensuite also includes a frameless glass shower with rainfall and handheld heads, and dual vanities with elegant lighting. Three additional bedrooms and a 5-piece bath offer comfort and flexibility for family or guests. 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 and entertaining, featuring a spacious rec room with fireplace, red-felt pool table, built-in bar with glass cabinetry and mini fridge, media lounge, and a cozy dining nook with bay windows. Additional guest bedrooms and a full bath complete the lower level, while large windows flood the space with natural light.

Outside, enjoy a professionally landscaped yard with mature trees, a recessed fire pit area with stone surfacing, a private dog run, and a covered patio beneath the elevated deck. The property backs onto a nature reserve, offering unobstructed views and exceptional privacy. Aerial perspective reveals the home’s prime location—just minutes from top schools, boutique shopping, and downtown Calgary, yet surrounded by greenery and tranquility.

Over \$35,000 in recent upgrades—including new A/C, hot water tank (2025), washer/dryer, range hood, window treatments, garage painting, and refreshed landscaping—complement earlier renovations to the kitchen, ensuite, and deck. Every detail reflects pride of ownership and professional care.

This is elevated living—crafted for those who expect more.

Built in 1995

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2254232    |
| 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, Double Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Other, Partial                                                                                                  |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 2                                                                                                               |
| Fireplaces        | Basement, Family Room, Gas                                                                                      |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Dog Run, Private Yard |
|-------------------|-----------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Views           |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 17                  |
| Zoning         | R-C1                |

**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.