

\$459,900 - 52, 5810 Patina Drive Sw, Calgary

MLS® #A2083951

\$459,900

2 Bedroom, 4.00 Bathroom, 1,423 sqft

Residential on 0.00 Acres

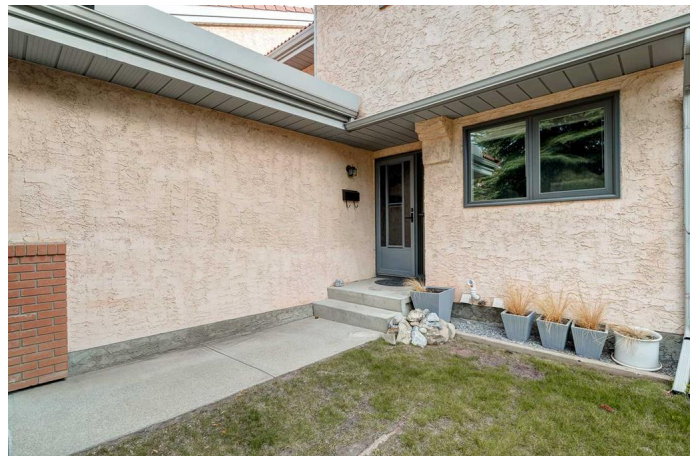
Patterson, Calgary, Alberta

Stylish Townhouse in Prime Patterson
Location

Welcome to your new home in the prestigious Patterson community, where luxury meets convenience. This stunning townhouse offers a perfect blend of modern living and breathtaking views. With stainless steel appliances, a walkout basement, and an unbeatable location facing Sarcee Trail and downtown Calgary, this property is a dream come true.

Key Features:

1. Contemporary Elegance: Step inside and be greeted by the contemporary elegance of this well-maintained townhouse. The open-concept living and dining area exudes sophistication, making it perfect for both entertaining and everyday living.
2. Gourmet Kitchen: The kitchen is a chef's delight, featuring sleek stainless steel appliances, ample counter space, and plenty of storage. Cooking and hosting will be a breeze in this tastefully designed space.
3. Natural Light: Large windows throughout the home fill every corner with natural light, creating a warm and inviting atmosphere. Wake up to stunning sunrises and enjoy the city lights at night.
4. Walkout Basement: The walkout basement is a versatile space that can be customized to suit your needs. Whether you envision a cozy family room, a home office, or a guest suite,



the possibilities are endless.

5. Outdoor Bliss: Step onto your private deck and take in the panoramic views of Sarcee Trail and the downtown Calgary skyline. It's the perfect spot to unwind with a morning coffee or to host a barbecue with friends and family.

6. Patterson Community: Living in Patterson means you're part of a well-established and sought-after community with easy access to parks, schools, shopping, and more. You're also just a short drive away from downtown Calgary for work or leisure.

7. Parking: Your new home comes with convenient parking options, including a garage for your vehicle and ample guest parking for your visitors.

Don't miss out on the opportunity to make this Patterson townhouse your new home. Enjoy the best of Calgary living with all the conveniences and comforts you desire.

Schedule a viewing today and experience the lifestyle this property has to offer!

Built in 1990

Essential Information

MLS® #	A2083951
Price	\$459,900
Sold Price	\$436,750
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,423
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	52, 5810 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Landscaped, Views
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2023
Date Sold	October 24th, 2023
Days on Market	27
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office

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