

\$399,900 - 78 Patina Point Sw, Calgary

MLS® #A2085087

\$399,900

2 Bedroom, 2.00 Bathroom, 1,466 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Embrace the charm of this stylish townhome, nestled within the highly sought-after Patterson community. Just moments from the bustling Signal Hill Shopping Center, this updated property boasts contemporary "wide plank vinyl" flooring, recently upgraded kitchen appliances and washer/dryer (2018), a new hot water tank and new furnace installed in 2019, plus a BRAND NEW GARAGE DOOR (installed last week)! With the added convenience of a heated tandem garage, main floor laundry, and a refreshed bathroom, this home offers a comfortable and modern living experience. Upstairs, two spacious bedrooms, including a serene primary retreat (sitting area), are connected by a fully renovated "spa-like" luxurious bathroom (complete with a sumptuous stand-alone deep soaker tub)! All of these exceptional features make it a fantastic opportunity for a cozy yet well-located lifestyle in Calgary.

Built in 1994

Essential Information

MLS® #	A2085087
Price	\$399,900
Sold Price	\$426,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,466
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	78 Patina Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 24th, 2023
Days on Market	18
Zoning	M-C1 d50
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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