

\$400,000 - 12 Patina Park Sw, Calgary

MLS® #A2085406

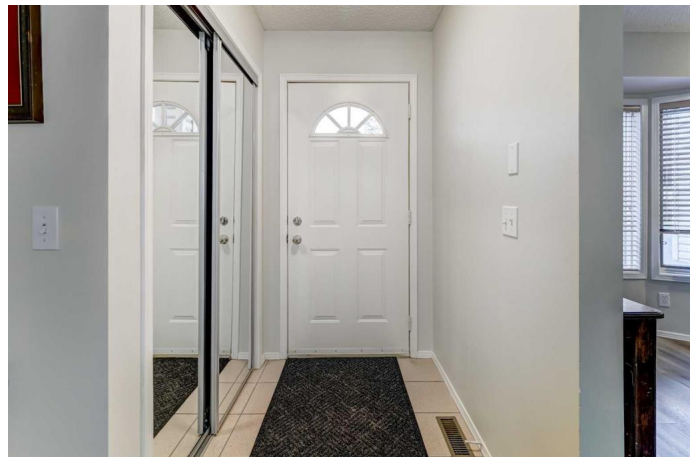
\$400,000

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Immaculate, updated 2 bedrooms plus den/loft townhome with 19' x 15' attached heated garage (and driveway parking) in the heart of prestigious Patterson Heights. Quiet, carefree living with big bright windows spilling natural light in all day long! Recent upgrades include new luxury vinyl plank on both main and upper levels, paint, granite kitchen counters, tile backsplash and updated 4-piece bath. Cozy up to the main floor gas fireplace in the open generous sized living area. Enjoy morning sunrise views through a big bay window in the spacious white/granite kitchen with roomy dining area. Convenient BBQ access on your very private 19' x 8' composite board balcony (note the flowering apple tree). Discreetly located main floor laundry (new in 2017) and powder room. Upper level 15' x 14' owners suite with double size walk-in closet, 13' x 5' x 9' second bedroom plus a bright open 11' x 9' loft/den area perfect for home office and hide-a-bed guest space. Unfinished 18' x 10' x 10' lower level - flex area great for workouts, media room, play room or storage. Oversized, heated, single attached garage with private entry from basement. Reasonable condo fees in a well managed complex. A short commute to downtown, close to schools, Edworthy Park off leash, Bow River Pathways, shopping, and now with easier access to the mountains on the newly connected west side ring road. Just move in, relax, and enjoy your peaceful new home.



Click on 3D for inteactive floorplan.

Built in 1992

Essential Information

MLS® #	A2085406
Price	\$400,000
Sold Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	12 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E1

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Faces Rear, Heated Garage, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2023
Date Sold	October 20th, 2023
Days on Market	15
Zoning	M-CG d37
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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