

\$420,000 - 193 Patina Park Sw, Calgary

MLS® #A2085516

\$420,000

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

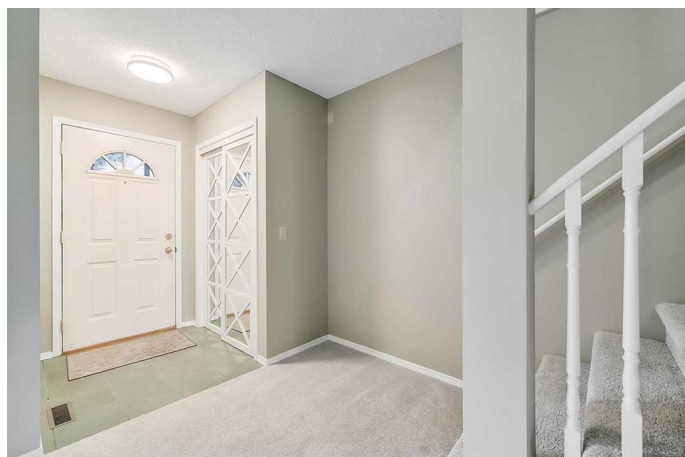
Rare 2-Storey Townhouse end unit in Patina Park with stunning DOWNTOWN & Ravine VIEWS + easy access to NEW Stoney Trail Ring Road. Best location in the entire complex with tons of upgrades. West & East (front & back) exposure allows for lots of natural light with open living room + gas fireplace & dining room. Spacious kitchen with hardwood floors, includes newer DISHWASHER & STOVE + eat-in area leading to new low maintenance deck overlooking RAVINE with CITYSCAPE views! Laundry + 2 pc powder room round out the main level. Upstairs features, spacious primary bedroom with skyline views & 2 pc bath. Good sized 2nd bedroom with fully RENOVATED 4 pc bath + BONUS/FLEX room. Lower level offers a bedroom/study with a non-egress window + oversized HEATED single attached garage. Additional upgrades include new carpet (2021), light fixtures, freshly painted walls, new WASHER & DRYER + HE furnace (2018), new A/C (2022) and R-60 reinsulated attic. Quick commute to downtown, schools, shopping, or bike ride to Edworthy Park. Prime location & Exceptional Value!

Built in 1992

Essential Information

MLS® # A2085516

Price \$420,000



Sold Price	\$423,500
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,231
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	193 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E3

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	November 2nd, 2023
Days on Market	27
Zoning	M-CG d37
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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