

\$499,900 - 84 Patina Terrace Sw, Calgary

MLS® #A2108169

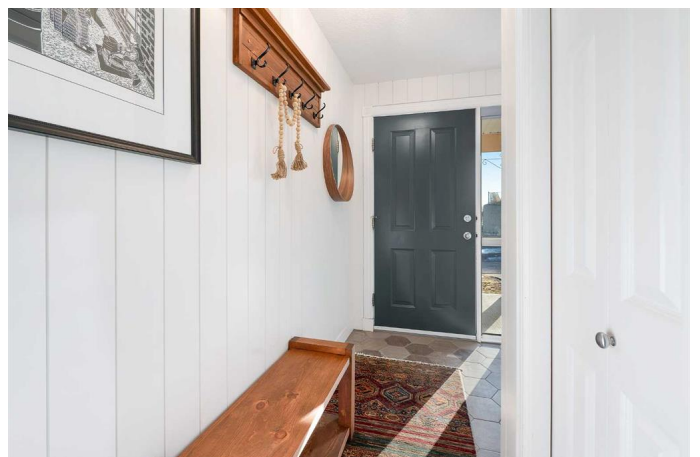
\$499,900

3 Bedroom, 2.00 Bathroom, 1,429 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Nestled in Capilano Heights, this sunlit and inviting 3-bedroom townhome with central air conditioning offers a spacious retreat spanning nearly 1,600 sq ft, complete with stunning vistas of the downtown skyline. The main level welcomes you with airy open-concept living and dining areas, anchored by an inviting fireplace—a perfect setting for family gatherings or dinner parties. Adjacent lies the tastefully appointed kitchen, boasting attractive tile flooring, a functional island/eating bar, abundant storage solutions, a reverse osmosis water system and sleek stainless steel appliances, ensuring both style and functionality seamlessly coexist. A 2 piece powder room & laundry area are conveniently tucked away off the kitchen. Ascend to the second level, where three bedrooms await, accompanied by a pristine 4-piece main bath and an added plus of built-in storage in the hallway. The primary bedroom offers ample closet space and direct access to the main bath, providing a private sanctuary of comfort and convenience. Step outdoors to discover a serene back deck, an expansive front balcony, and the practicality of a single attached garage, enhancing the allure of this residence. Embrace the unbeatable location, with close proximity to two charming neighborhood parks, the sprawling greenery and pathways of Edworthy Park, schools, shopping destinations, seamless public transit options, and effortless access to Sarcee and Bow Trails—ensuring a lifestyle of unparalleled



convenience and leisure awaits.

Built in 2000

Essential Information

MLS® #	A2108169
Price	\$499,900
Sold Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	84 Patina Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4M8

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Recessed Lighting, Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 1st, 2024
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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