

# \$449,900 - 20, 5810 Patina Drive Sw, Calgary

MLS® #A2124736

**\$449,900**

3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Excellent location and opportunity to upgrade this large two-story walkout backing onto a private treed greenspace in the popular community of Patterson. All Poly B plumbing has been replaced! The fabulous floor plan includes 3 bedrooms (2 with their own ensuite) as well as a total of 3.5 bathrooms. Highlights of this home include a welcoming foyer, large kitchen with eating nook and a sunny south facing living room/dining room that is excellent for entertaining friends. The living room includes a corner gas fireplace, while a sliding glass door leads outside to the full-length balcony and the forest of trees beyond. Upstairs two huge primary bedrooms both with their own ensuites await. The lower level starts with a spacious sunken family room that includes another gas fireplace, creating a great family area for games or watching a favourite movie. Use the sliding glass doors to walkout to your private patio. There is a 3rd bedroom beside another full bathroom as well as great laundry area and craft room with additional storage. The attached single garage provides both parking and even more storage space. Bask in the warm summer days on your private south facing balcony or patio, perfect for evening barbecues or morning coffee. You'll enjoy easy access to a variety of amenities, including shopping, tennis courts, restaurants and parks. This is a great place to call home!

Built in 1990



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2124736      |
| Price          | \$449,900     |
| Sold Price     | \$547,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,575         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 20, 5810 Patina Drive Sw |
| Subdivision | Patterson                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5W4                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 2                                                                              |
| Fireplaces        | Gas                                                                            |
| Has Basement      | Yes                                                                            |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      None  
Lot Description        Backs on to Park/Green Space, Low Maintenance Landscape  
Roof                      Tile  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 22nd, 2024  
Date Sold                May 3rd, 2024  
Days on Market        11  
Zoning                    M-CG d30  
HOA Fees                0.00

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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