

\$439,900 - 106 Patina Park Sw, Calgary

MLS® #A2131285

\$439,900

3 Bedroom, 3.00 Bathroom, 1,225 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to the epitome of modern living nestled in the highly sought-after community of Patterson, situated in the vibrant west of Calgary. This meticulously maintained END UNIT townhome offers a harmonious blend of convenience, comfort, and style, making it an irresistible opportunity for savvy homebuyers. Positioned within a family-friendly neighbourhood adorned with lush parks, reputable schools, and seamless access to main roads, this residence ensures both tranquility and connectivity. With downtown Calgary merely a 15-minute drive away, urban amenities and employment opportunities are within effortless reach. Upon stepping inside, you'll be greeted by a tastefully upgraded interior that exudes contemporary charm and functionality. Recent enhancements include a brand-new downstairs toilet, the addition of an air conditioning unit in 2023 for year-round comfort, and the installation of a new dishwasher and stove just two years ago. Ensuring efficiency and peace of mind, a newer hot water tank has been installed, while the original furnace remains in terrific condition. The thoughtfully designed layout boasts three bedrooms and 2.5 bathrooms, providing ample space for families or professionals seeking room to grow. For added convenience, laundry hookups are available in both the garage utility room and the kitchen closet, catering to your lifestyle needs with ease. Step onto newly laid floors that elevate the ambiance, complemented by



refreshed bathroom fans and attic work to ensure optimal ventilation throughout. Embracing the ethos of low-maintenance living, the management company offers indoor/outdoor window cleaning services at a nominal fee, along with swift snow removal services during the winter months. Completing the package is the convenience of an attached single garage with large storage/mechanical room, newly added diamond tread garage flooring, and ample visitor and street parking. Proximity to shopping centres and grocery stores simplifies errands, while quick access to the mountains promises endless opportunities for outdoor adventures. Don't miss this rare opportunity to own a turnkey residence that encapsulates the essence of modern living in one of Calgary's most coveted neighbourhoods.

Built in 1992

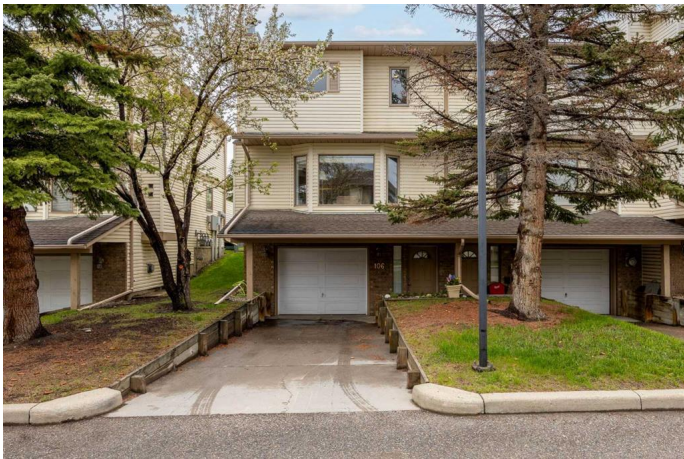
Essential Information

MLS® #	A2131285
Price	\$439,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,225
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	106 Patina Park Sw
---------	--------------------

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3E2



Amenities

Amenities Trash, Visitor Parking
Parking Spaces 2
Parking Driveway, Garage Door Opener, Off Street, Single Garage Attached

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Partial, Partially Finished

Exterior

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

Additional Information

Date Listed May 23rd, 2024
Date Sold May 30th, 2024
Days on Market 7
Zoning M-CG d37
HOA Fees 0.00

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.