

\$549,900 - 72, 5810 Patina Drive Sw, Calgary

MLS® #A2146708

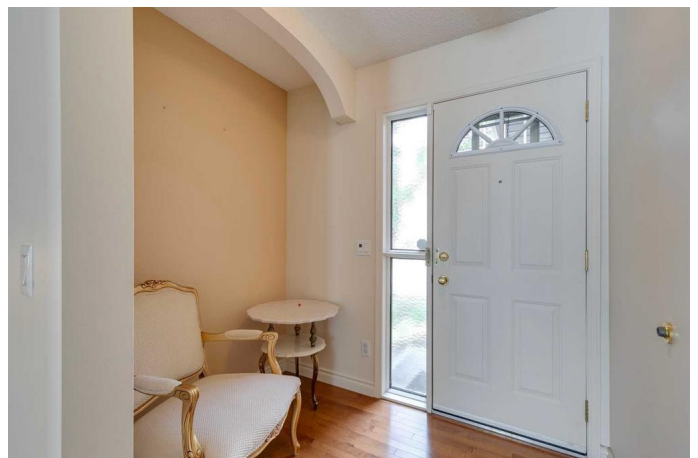
\$549,900

2 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to the Terraces on Broadcast in the coveted community of Patterson! This spacious 2 bed/2.5 bath end unit has over 2,400 square feet of living space with a walk-out basement. You are greeted in the main living space by vaulted ceilings and tons of natural light. The living room features a gas fireplace and city views you can enjoy from the large picture window. The windows on the view side of the are newer triple glazed windows and all the main floor window coverings were replaced in 2019. The kitchen was renovated in 2016 with granite counter tops and a stone tile backsplash, stainless steel appliances and full height cabinetry providing ample storage space. The dining space is situated next to the kitchen and provides access to the enclosed sunroom and balcony. Hardwood floors and a renovated 2 piece half bath complete the main floor. Upstairs you will find 2 bedrooms and 2 full bathrooms. The large primary bedroom has 3-piece ensuite with a massive walk in closet. The second floor loft space provides an opportunity for flex space or easily convert it into a third bedroom, next to the large second bedroom and 4-piece bathroom complete. The lower level is an additional 840 square feet with a large rec space and a second gas fireplace, a two piece bathroom and sliding doors that walkout on the covered patio and green space. The home has been lovingly maintained and updated over the years but still provides an opportunity to put your own



personal touch on. Other highlights are central A/C and coveted double attached garage. Easy access to shopping, downtown, paths, parks and recreation spaces. Donâ€™t miss out on this opportunity to own a townhome in this wonderful community. Schedule your private showing today!

Built in 1990

Essential Information

MLS® #	A2146708
Price	\$549,900
Sold Price	\$570,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,762
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	72, 5810 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 12th, 2024
Days on Market	7
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	Charles
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