

\$509,900 - 87 Patina Hill Sw, Calgary

MLS® #A2165855

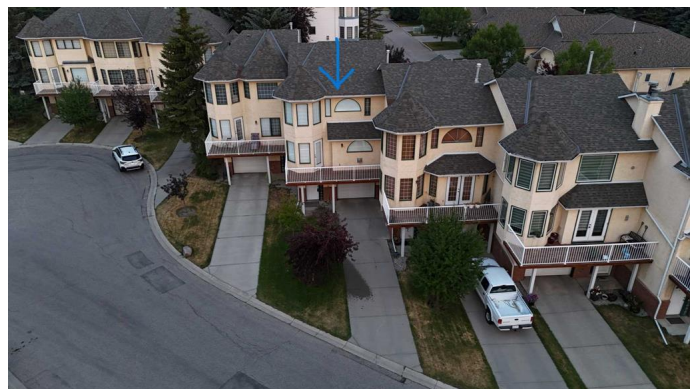
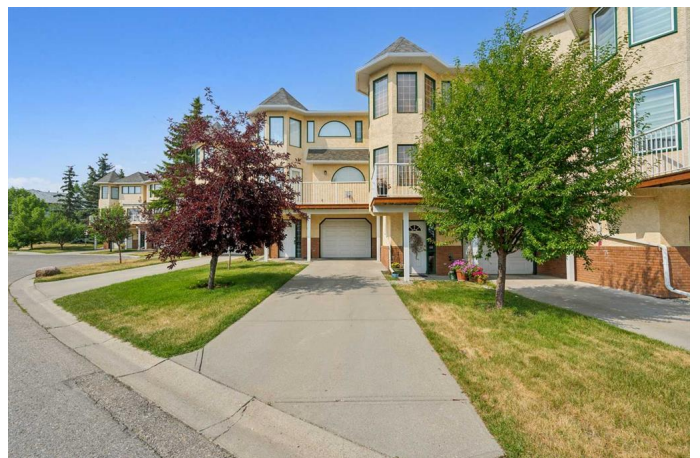
\$509,900

2 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Soaring over the city, in highly desirable Patterson, the view is breathtaking before you even enter this fabulous townhome! Boasting 1500 square feet of luxury living, this turn key home features large well balanced rooms and very functional layout. The natural light flooding into the living room enhances the beautiful site finished hardwood floor running throughout the living and formal dining area. Living room features gas fireplace, and opens to a large east balcony offering stunning city and valley view. The kitchen provides ample cabinets and quartz counter work surface and still has plenty of room for bistro seating. Convenient laundry on the main makes it a breeze. Step outside onto the west deck into a tranquil park setting with mature trees to enjoy absolute quiet and shade. Upstairs, the primary suite offers more stunning views, updated 5 piece ensuite, large closet and additional space for private relaxation or office. The second bedroom features access to another upgraded bath featuring a large walk in shower. Enjoy the convenience of a tandem garage for extra storage, gym or parking for 2 vehicles. This townhome is located on a closed cul de sac, offering endless parking but no traffic, 2 blocks from the historic Hart House. With close proximity to sports fields, schools, shopping, transportation and walking pathways, and offering quick access to the mountains, the location simply cannot be beat. Have it all, elegant living, country quiet, city views and location, the BEST of everything!



Built in 1996

Essential Information

MLS® #	A2165855
Price	\$509,900
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,500
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	87 Patina Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Tandem

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	September 14th, 2024
Date Sold	October 3rd, 2024
Days on Market	19
Zoning	M-C1 d30
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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