# **\$449,000 - 32 Patina Park Sw, Calgary**

MLS® #A2169172

### \$449,000

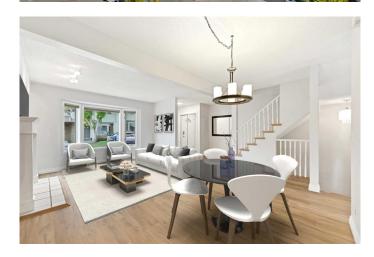
2 Bedroom, 2.00 Bathroom, 1,340 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

This lovely 1,340 sq. ft. end-unit townhome in the coveted community of Patterson welcomes you with beautiful eastern city views and a bright and inviting design as soon as you step inside. Featuring additional windows and only one shared wall with a neighbour, this home offers an open, sun-filled floor plan with a warm atmosphere. The spacious living and dining area boasts a cozy wood-burning fireplace, perfect for relaxing. The kitchen features brand new stainless-steel appliances, sunny views, ample cabinet space, laminate countertops, and bay windows. It offers direct access to a spacious, southeast-facing balconyâ€"an ideal spot to unwind and enjoy your morning coffee. A main-floor laundry room includes full-sized front-loading washer and dryer for convenience. Upstairs, you'll find two generously sized bedrooms, including a master with a large, mirrored closet and direct access to a shared 4pc ensuite featuring a jetted soaker tub and separate shower. The upper level also includes a versatile loft space with stylish built-in cabinets and art niches. The fully finished carpeted basement provides extra living space, that can be used as a recreation room or office, and provides direct entry to the heated, single attached garageâ€"ideal for Calgary winters! Situated in a quiet and well-maintained condo complex, this home is just a 15-minute drive from downtown Calgary and close to shopping at Strathcona Square, West 85th in Aspen Woods, and recreational amenities like the







West Side Rec Centre and WinSport. Families will appreciate the proximity to highly regarded schools, including Olympic Heights School, John Costello Catholic School, and Ernest Manning High School, known for their excellent academic programs and vibrant extracurricular activities. For public transit users, a nearby bus stop offers easy access to the 69th Street LRT station. The new West Calgary Ring Road enhances connectivity to the northwest, Highway 1, the new Farmers' Market, and the mountains beyond. This property has been updated with new paint throughout the main and upper levels, brand new kitchen cabinet doors, luxury vinyl plank flooring on the main floor, stainless steel appliances, a modern kitchen faucet, and a new toilet in the main-floor bathroom. With lush, blooming trees framing both the front and back views, this home offers a serene and charming environment in a community known for its excellent condo management. Perfect for families and pet owners alike!

Built in 1992

#### **Essential Information**

MLS® # A2169172 Price \$449,000 Sold Price \$470,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,340 Acres 0.00 Year Built 1992

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Sold

## **Community Information**

Address 32 Patina Park Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3E1

#### **Amenities**

Amenities Park, Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Heated Garage, Single Garage Attached

#### Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted

Tub, Laminate Counters, No Animal Home, No Smoking Home, Soaking

Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Balcony

Lot Description Corner Lot, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 2nd, 2024

Date Sold October 17th, 2024

Days on Market 15

Zoning M-CG

HOA Fees 0.00

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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