

\$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 balcony—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 garage—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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