

\$449,900 - 105 Patina Park Sw, Calgary

MLS® #A2173664

\$449,900

3 Bedroom, 3.00 Bathroom, 1,204 sqft

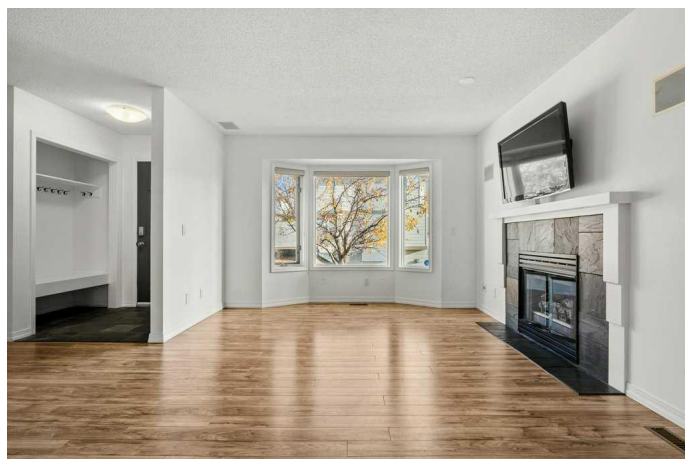
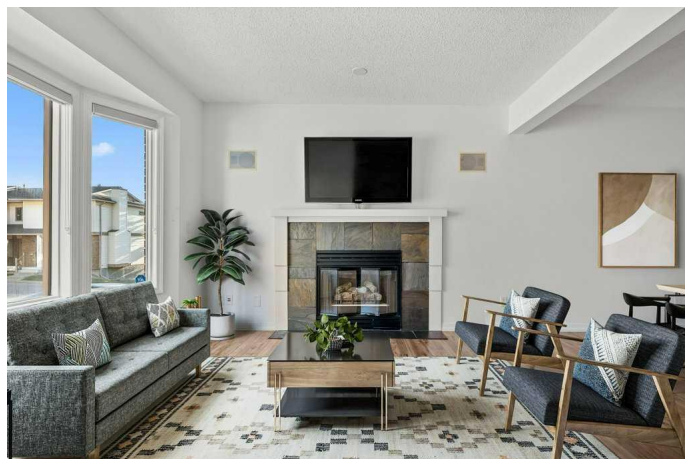
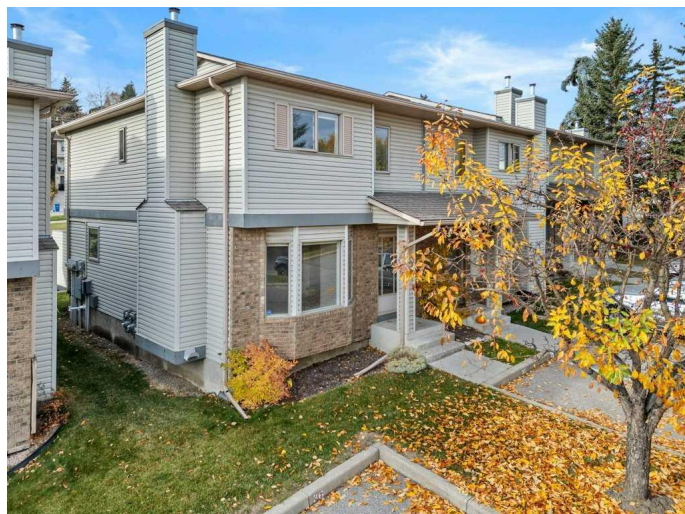
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Fantastic value in this stylishly updated 2 storey Patina Park townhome. Bright and sunny end unit located in a quiet, park like complex in the SW community of Patterson. Desirable 3 bedroom/private ensuite bath plan. Premium location backing directly south onto a serene greenspace. Updated modern paint colours. Updated flooring throughout the main level. The spacious front living room is highlighted by a cozy, tile clad gas fireplace. The adjacent dining room will accommodate a large dining set and features an updated, modern light fixture. Beautifully updated kitchen includes ample amount of crisp white cabinetry, butcher block countertops, classic subway tile backsplash, timeless farmhouse kitchen sink, stainless steel appliances, and a handy central island. The kitchen leads out to the large, sunny, and private back deck. 3 bedrooms up including a generous primary suite and the updated 3-piece ensuite bath. Large fully developed basement complete with a built in wall unit housing an electric fireplace. Lots of extra storage. Minutes to amenities, shops and dining in Aspen Woods and 85th Street. A short 15-minute drive to the downtown core and a quick exit west to the mountains. Affordable turn-key living in a beautiful setting close to many major amenities.

Built in 1992

Essential Information



MLS® #	A2173664
Price	\$449,900
Sold Price	\$468,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	105 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E2

Amenities

Amenities	Laundry, Parking, Park, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, See Remarks, Storage
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 21st, 2024
Date Sold	November 8th, 2024
Days on Market	18
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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