

# \$450,000 - 69 Patina Park Sw, Calgary

MLS® #A2233645

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this beautifully maintained three-bedroom townhouse located in the quiet, well-established community of Patina Park in Patterson, one of Calgary's most sought-after neighborhoods. This bright and spacious home offers over 1,600 sq. ft. of total living space, including a fully finished basement—ideal for families, professionals, or investors alike.

Step inside to find a thoughtfully designed layout featuring a welcoming foyer, a generous living room with a cozy fireplace, and large windows that flood the space with natural light. The well-appointed kitchen is bright and open, has ample cabinetry, and a breakfast nook that opens onto a private patio—perfect for morning coffee or evening relaxation.

Upstairs, you'll find three bedrooms, including a primary suite with access to a 2-piece ensuite bath. The finished basement offers additional living space that can serve as a media room, home gym, office, or rec room. Additionally, this home has central Air Conditioning for those hot summer days, and has had the POLY-B professionally removed and replaced.

Enjoy maintenance-free living in this well-managed complex, with parks, schools, shopping, and transit all nearby. With quick access to downtown Calgary and major roadways, this is urban living with a suburban feel.

Don't miss the opportunity to own a home in one of Calgary's most desirable



west-end communities. Book your private showing today!

Built in 1992

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2233645      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,332         |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 69 Patina Park Sw |
| Subdivision | Patterson         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H 3E1           |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | None                  |
| Parking Spaces | 1                     |
| Parking        | Stall, Paved, Plug-In |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |

|                 |                  |
|-----------------|------------------|
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 37              |
| Zoning         | M-CG d37        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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