

# \$469,900 - 116 Patina Park Sw, Calgary

MLS® #A2235449

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

This stunning executive townhome offers a perfect blend of location, lifestyle, and functionality. Nestled just minutes from downtown Calgary, enjoy quick access via bike paths, serene off-leash dog parks, and scenic walking trails—some even with striking downtown views. Whether you're commuting to work, heading to the mountains for a weekend escape, or picking up groceries around the corner, everything you need is at your fingertips.

Step inside to a spacious main floor featuring a bright living and dining area, ideal for entertaining or quiet evenings in. The kitchen is beautifully outfitted with sleek black stainless steel appliances, and a sunny balcony just off a breakfast nook, making it the perfect spot for your morning coffee. A convenient powder room and laundry area complete the main floor.

Upstairs, you'll find a versatile open concept room, perfect for a home office, bonus room, or future third bedroom. plus two generously sized bedrooms and two full bathrooms. The primary suite boasts a walk-in closet with ample storage and a private ensuite, creating a true retreat.

The unfinished basement offers endless potential, whether you're dreaming of a home gym, rec room, or extra storage.

A recently installed high-efficiency furnace adds modern comfort, while the attached single-car garage and additional driveway parking enhances ease of living.



If you’re seeking a well-cared-for home in a desirable neighborhood with room to grow, you won’t want to miss this one.

Built in 1992

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2235449      |
| Price          | \$469,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,355         |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 116 Patina Park Sw |
| Subdivision | Patterson          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H3E2             |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Walk-In Closet(s), Natural Woodwork |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer     |
| Heating           | Natural Gas, High Efficiency                                         |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Basement        | None             |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                         |
| Lot Description   | Low Maintenance Landscape, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 29             |
| Zoning         | M-CG           |

## Listing Details

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

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