# \$550,000 - 82, 5810 Patina Drive Sw, Calgary

MLS® #A2237878

## \$550,000

2 Bedroom, 4.00 Bathroom, 1,574 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to exclusive living in Patterson Hill!

This 2-bedroom + den walkout condo offers a bright, functional layout and timeless features. The main level includes a sunken living room with beautiful hardwood flooring, a vaulted ceiling, and a cozy corner gas fireplace. Just off the living room is a dedicated dining area, both of which open onto a private deckâ€"perfect for relaxing or entertaining. The bright white kitchen includes a breakfast nook overlooking the green space, offering a sunny and casual spot to start your day.

Each of the two bedrooms has its own ensuiteâ€"one a convenient 3-piece with steam shower and built-in bench, the other a full 4-piece bathroom.

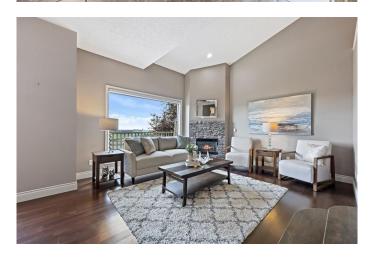
The walkout lower level features a spacious family/media room with another corner gas fireplace and double sliding patio doors that lead to a private patio and green spaceâ€"ideal for BBQs, outdoor gatherings, or a safe play area for kids.

Enjoy life on the hill, just minutes from shops, schools, and all the amenities you need.

Don't miss this opportunity—book your private showing today!







Built in 1990

#### **Essential Information**

MLS® # A2237878 Price \$550,000

Bedrooms 2
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,574 Acres 0.00 Year Built 1990

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 82, 5810 Patina Drive Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 2Y6

# **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Storage, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features Balcony, Storage

Lot Description Back Yard, Front Yard, No Neighbours Behind

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 11th, 2025

Days on Market 3

Zoning M-CG d30

# **Listing Details**

Listing Office Century 21 Masters

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