

# \$435,000 - 113 Patina Park Sw, Calgary

MLS® #A2219220

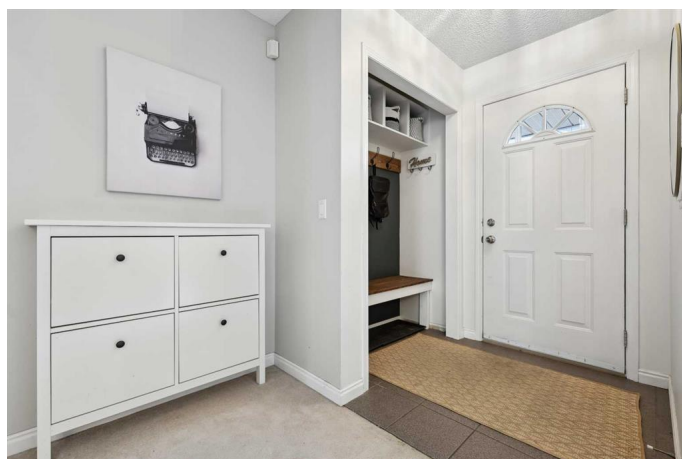
**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

What an opportunity to move into the desired community of PATTERSON! Welcome to 113 Patina Park. This townhome is in the perfect location backing onto GREEN SPACE with a spacious SW facing back deck! You will love all the beautiful natural light in this unit. MODERN UPGRADES and stylish design have been added by the current owners, giving this home a welcoming feel for a wide range of buyers. Some of these great additions include the modern fireplace and mantle, trendy feature wall & wallpaper in the master, feature walls in the loft/bonus family room area, refreshed kitchen cabinets, new dishwasher and several rooms with updated paint. Step off your back deck onto the park like green space with walking and biking paths located throughout the community. This is one of the biggest 2 bed townhouses in the complex at close to 1400 sq ft. The loft-bonus room works perfect for your TV / family room. Another great bonus to this unit is the en suite bathroom. The master is very large with a walk in closet and tons of space for a King size bed and dresser. A Bright kitchen features a bay window with lots of cabinets and room for an island. Your dining room will accommodate a large table and flows into the living room with the gas fireplace and plenty of room to enjoy with friends and family. The basement can be utilized as an additional space for guests, home gym, tons of storage options and much more. The parking stall is right in front of your unit. Really nice quiet complex with a



community feel! Â Great location close to all amenities, schools and shopping. Easy and quickÂ access to Bow trail, Stoney, Sarcee and Glenmore. Call to book a showing today!  
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Built in 1992

### Essential Information

MLS® #	A2219220
Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,348
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	113 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E2

### Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	24
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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