\$519,911 - 71 Patina Terrace Sw, Calgary

MLS® #A2198508

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2 Bedroom, 3.00 Bathroom, 1,559 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

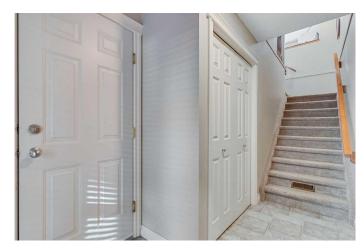
Welcome to this stunning 2-BEDROOM + DEN townhome in the prestigious community of Patterson, where UNMATCHED CITY SKYLINE VIEWS meet MODERN COMFORT. Nestled along a SCENIC GREENBELT, this home offers a perfect blend of URBAN CONVENIENCE and PEACEFUL RETREAT, all within a WELL-MANAGED COMPLEX WITH LOW CONDO FEES.

Step inside to discover a BRIGHT, **OPEN-CONCEPT LIVING SPACE featuring** MAPLE HARDWOOD FLOORING, a THREE-SIDED GAS FIREPLACE, and EXPANSIVE WINDOWS that flood the home with natural light. UPDATED POT LIGHTS enhance the ambiance, while UPGRADED LIGHTING in the DINING ROOM AND GUEST BEDROOM adds a modern touch. The CHEF-INSPIRED KITCHEN boasts AMPLE CABINETRY, SLEEK BLACK APPLIANCES, and a SUNNY BREAKFAST NOOK, creating a perfect spot for your morning coffee. Recent upgrades include a NEWER STOVE AND DISHWASHER, REFINISHED GROUT, and UPDATED FAUCETS AND DRAINS. Completing the main level is a CONVENIENT 2-PIECE POWDER ROOM and a HIGH-END LG WASHER & DRYER.

Upstairs, the comfort continues with PLUSH CARPETING, enhanced with COMMERCIAL-GRADE STAINMASTER UNDERLAY for extra durability. The PRIMARY







SUITE offers PARTIAL CITY VIEWS,
GENEROUS CLOSET SPACE, and a
PRIVATE 3-PIECE ENSUITE. Additional
upgrades include a NEWLY INSTALLED
CEILING FAN and an ADDED LIGHT IN THE
CLOSET for extra functionality. A SPACIOUS
SECOND BEDROOM, a VERSATILE DEN,
and a FULL 4-PIECE BATHROOM complete
the upper level, offering flexibility for guests, a
home office, or additional storage.

Outdoor living is a standout feature, offering TWO PRIVATE SPACES to enjoy. Start your day on the EAST-FACING DECK, where you can take in the BEAUTIFUL SUNRISE over the green space. In the evening, unwind or entertain on the WEST-FACING BALCONY, creating the PERFECT RETREAT. The TANDEM DOUBLE ATTACHED GARAGE, complete with EPOXY FLOORING and an UPGRADED DOOR, provides SECURE PARKING and AMPLE STORAGE for all your needs.

Additional features include a CULLIGAN WATER SYSTEM and a NEWER HOT WATER TANK.

Perched on Calgary's WESTERN EDGE, Patterson offers SPECTACULAR DOWNTOWN SKYLINE VIEWS. PICTURESQUE SUNRISES, and TWINKLING CITY LIGHTS. This sought-after community is surrounded by LUSH GREEN SPACES AND SCENIC PATHWAYS, including EDWORTHY PARK, PROMINENCE PARK, AND THE BOW RIVER PATHWAY SYSTEMâ€"ideal for NATURE LOVERS AND OUTDOOR ENTHUSIASTS. Despite its SERENE, TREE-LINED STREETS, Patterson provides QUICK ACCESS TO BOW TRAIL, THE TRANS-CANADA HIGHWAY, AND DOWNTOWN CALGARY, making commuting a breeze. Nearby, WEST SPRINGS AND

ASPEN LANDING SHOPPING DISTRICTS offer BOUTIQUE SHOPS, FINE DINING, AND ESSENTIAL AMENITIES just minutes away.

This MOVE-IN-READY TOWNHOME delivers EXCEPTIONAL VALUE in one of CALGARY'S MOST DESIRABLE NEIGHBORHOODS. Whether you're a FIRST-TIME HOMEBUYER, DOWNSIZER, OR INVESTOR, this is the PERFECT PLACE TO CALL HOME. SCHEDULE YOUR PRIVATE VIEWING TODAY!

Built in 2000

Essential Information

MLS® # A2198508 Price \$519,911

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,559 Acres 0.00 Year Built 2000

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 71 Patina Terrace Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H4M8

Amenities

Amenities None

Parking Spaces 3

Parking Double Garage Attached, Stall, Tandem

of Garages 2

Interior

Interior Features No Smoking Home, Storage, Track Lighting

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings, Water Conditioner

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Three-Sided

Basement None

Exterior

Exterior Features Balcony, Private Entrance

Lot Description Backs on to Park/Green Space, Few Trees, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 7
Zoning DC

Listing Details

Listing Office Royal LePage Solutions

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