

# \$449,900 - 21 Patina Park Sw, Calgary

MLS® #A2208356

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,353 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

WOW!! If you have been waiting for an AWESOME TOWNHOME in a great complex, then you don't want to miss this 1353 sq. ft. 3-bedroom home that has been lovingly maintained by its original owner. As you drive up to this terrific home you will be delighted to see that your parking stall is right at the front door of your new home and a huge bonus it that there are 2 VISITOR parking stalls right beside you for your guests. This END UNIT is in great condition and has an excellent floor plan. As you enter the foyer, with ceramic tiled flooring, you will be struck by the spacious living and dining rooms with hardwood flooring and featuring a gas fireplace and bay window. The kitchen, with its breakfast nook overlooking the private west facing deck, features lots of cabinet and counter space, stainless steel appliances and ceramic tiled flooring. Completing the main floor is a 2-piece powder room and back entry. The upper-level features: new carpeting; a 4-piece main bathroom; and 3 bedrooms including a large Primary suite with a 2-piece ENSUITE bathroom and a very large lighted semi-walk-in closet. The lower level is undeveloped and awaits your creative talents for your own special space. The west facing deck off the kitchen, overlooking a large green space sheltered by a number of large spruce trees, is a delight to relax on and enjoy those warm summer evenings in a private setting. You will appreciate the care that this very long-term owner has given this townhome over many



years. Located in a very quiet setting and only minutes to schools, shopping, downtown and major transportation routes this lovely townhome is a must see. DON'T MISS IT!!

Built in 1992

### Essential Information

MLS® #	A2208356
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,353
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	21 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E1

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	12
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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