\$495,000 - 209 Patina Park Sw, Calgary

MLS® #A2229098

\$495,000

2 Bedroom, 3.00 Bathroom, 1,355 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

Do you DREAM of inner city living, renovated kitchens, gorgeous downtown views, and attached garages? Welcome HOME. Step inside to an open-concept kitchen and living area, ideal for entertaining or relaxing by the cozy natural gas fireplace. The kitchen, the heart of the home, features sleek white quartz countertops, stainless steel appliances, and ample cabinetry â€" perfect for the modern chef. The kitchen enjoys breathtaking views of the downtown, which only gets better when you step onto the ample balcony, with the added convenience of the gas outlet for the BBQ's. Upstairs you'II find 2 bedrooms, 2 bathrooms; the master retreat is generously sized, with an even better view than kitchen, and a sumptuous bathroom. The home includes a developed basement, offering additional living space for a home office, media room, or guest area. Additional features include an attached single heated garage, ensuring comfort during Calgary's winters, and added storage space for your convenience. For your daily commute, rest easy knowing you are only 11 minutes to edge of downtown, while Stoney Trail is 6 minutes away (Bow Trail exit). Edworthy park starts only ¼ mile away and the ultimate weekend get-a-way, Banff, is only 6 2 minutes away. Don't miss your chance to live in a renovated home, with attached garage, minutes from work, and with stunning downtown views. Call for your private viewing today.







Built in 1992

Essential Information

MLS® # A2229098 Price \$495,000

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 209 Patina Park Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3E3

Amenities

Amenities Other

Parking Spaces 2

Parking Driveway, Enclosed, Heated Garage, Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, No

Neighbours Behind, Street Lighting

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 9th, 2025

Days on Market 7

Zoning M-CG d37

Listing Details

Listing Office MaxWell Experts Plus Realty

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