

\$449,900 - 77, 5810 Patina Drive Sw, Calgary

MLS® #A2262528

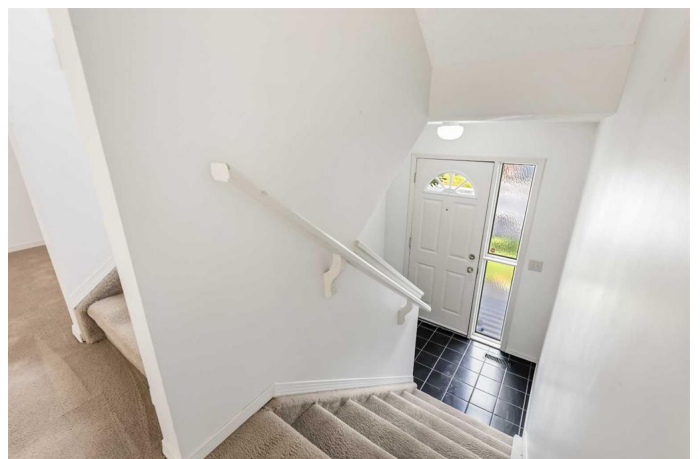
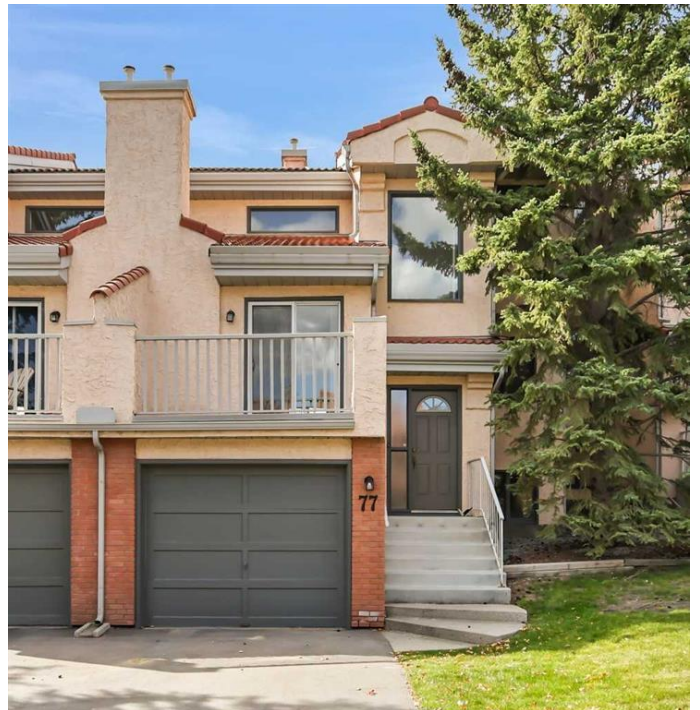
\$449,900

2 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

*** OPEN HOUSE SATURDAY OCT 18, 2025
11AM - 12PM *** Welcome to #77, 5810
Patina Drive SW – a beautifully maintained
multi-level townhome nestled in the
picturesque community of Patterson. Offering
over 1,590 Sq.Ft. of above-grade living space
plus a fully developed basement, this home
features a total of two bedrooms + family
room, providing space and flexibility for your
lifestyle. The main level boasts vaulted
ceilings, a bright and welcoming living room
with a cozy gas fireplace, and a mix of carpet
and laminate flooring throughout. The kitchen
is both functional and inviting, with white
cabinetry, a central kitchen island, brand new
stainless steel appliances, and a full pantry.
Enjoy seamless flow between the formal dining
room and the sun-soaked breakfast nook,
which opens to your rear deck.
Outdoor living is a highlight here, with a front
balcony for morning coffee and a rear deck
backing directly onto a beautiful park and
shared greenspace, offering expansive city
skyline views. Upstairs, the primary suite
features a 3-piece ensuite, while the second
bedroom, full bath, and bright family room add
comfort and versatility. Downstairs, the fully
developed basement includes a large
recreation room, a charming wood-burning
fireplace, rough-in for a future bathroom,
laundry/utility space, and direct access to the
attached single garage. The home also
includes a brand new 60-gallon hot water tank
and excellent storage options.



This well-managed, pet-friendly complex offers a peaceful lifestyle surrounded by mature landscaping and pathways, with easy access to downtown Calgary, Westside Rec Centre, C-Train, shopping, and top-rated schools. Pets are allowed with board approval

Built in 1990

Essential Information

MLS® #	A2262528
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	77, 5810 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Attached, Garage Faces Front, Paved
# of Garages	1

Interior

Interior Features	Kitchen Island, Pantry, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Permeable Paving
Lot Description	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, See Remarks, Gentle Sloping, Interior Lot
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	10
Zoning	M-CG d30

Listing Details

Listing Office	RE/MAX Complete Realty
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