

# \$450,000 - 69 Patina Park Sw, Calgary

MLS® #A2233645

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this beautifully maintained three-bedroom townhouse located in the quiet, well-established community of Patina Park in Patterson, one of Calgary's most sought-after neighborhoods. This bright and spacious home offers over 1,600 sq. ft. of total living space, including a fully finished basement—ideal for families, professionals, or investors alike.

Step inside to find a thoughtfully designed layout featuring a welcoming foyer, a generous living room with a cozy fireplace, and large windows that flood the space with natural light. The well-appointed kitchen is bright and open, has ample cabinetry, and a breakfast nook that opens onto a private patio—perfect for morning coffee or evening relaxation.

Upstairs, you'll find three bedrooms, including a primary suite with access to a 2-piece ensuite bath. The finished basement offers additional living space that can serve as a media room, home gym, office, or rec room. Additionally, this home has central Air Conditioning for those hot summer days, and has had the POLY-B professionally removed and replaced.

Enjoy maintenance-free living in this well-managed complex, with parks, schools, shopping, and transit all nearby. With quick access to downtown Calgary and major roadways, this is urban living with a suburban feel.

Don't miss the opportunity to own a home in one of Calgary's most desirable



west-end communities. Book your private showing today!

Built in 1992

### Essential Information

MLS® #	A2233645
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,332
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	69 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Paved, Plug-In

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	18
Zoning	M-CG d37

## Listing Details

Listing Office	CIR Realty
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