

\$469,900 - 116 Patina Park Sw, Calgary

MLS® #A2235449

\$469,900

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

***Open House Saturday July 26th 11am- 1pm
& Sunday July 27th 12pm- 2pm ***

This stunning executive townhome offers a perfect blend of location, lifestyle, and functionality. Nestled just minutes from downtown Calgary, enjoy quick access via bike paths, serene off-leash dog parks, and scenic walking trails—some even with striking downtown views. Whether you're commuting to work, heading to the mountains for a weekend escape, or picking up groceries around the corner, everything you need is at your fingertips.

Step inside to a spacious main floor featuring a bright living and dining area, ideal for entertaining or quiet evenings in. The kitchen is beautifully outfitted with sleek black stainless steel appliances, and a sunny balcony just off a breakfast nook, making it the perfect spot for your morning coffee. A convenient powder room and laundry area complete the main floor.

Upstairs, you'll find a versatile open concept room, perfect for a home office, bonus room, or future third bedroom. plus two generously sized bedrooms and two full bathrooms. The primary suite boasts a walk-in closet with ample storage and a private ensuite, creating a true retreat.

The unfinished basement offers endless potential, whether you're dreaming of a home gym, rec room, or extra storage.

A recently installed high-efficiency furnace adds modern comfort, while the attached



single-car garage and additional driveway
parking enhances ease of living.
If youâ€™re seeking a well-cared-for home in
a desirable neighborhood with room to grow,
you wonâ€™t want to miss this one.

Built in 1992

Essential Information

MLS® #	A2235449
Price	\$469,900
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	116 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3E2

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	24
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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