

# \$550,000 - 82, 5810 Patina Drive Sw, Calgary

MLS® #A2237878

**\$550,000**

2 Bedroom, 4.00 Bathroom, 1,574 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

OPEN HOUSE Saturday, July 12th 2PM-4PM

\*\*\*\* Welcome to exclusive living in Patterson Hill!

This 2-bedroom + den walkout condo offers a bright, functional layout and timeless features. The main level includes a sunken living room with beautiful hardwood flooring, a vaulted ceiling, and a cozy corner gas fireplace. Just off the living room is a dedicated dining area, both of which open onto a private deck—perfect for relaxing or entertaining. The bright white kitchen includes a breakfast nook overlooking the green space, offering a sunny and casual spot to start your day.

Each of the two bedrooms has its own ensuite—one a convenient 3-piece with steam shower and built-in bench, the other a full 4-piece bathroom.

The walkout lower level features a spacious family/media room with another corner gas fireplace and double sliding patio doors that lead to a private patio and green space—ideal for BBQs, outdoor gatherings, or a safe play area for kids.

Enjoy life on the hill, just minutes from shops, schools, and all the amenities you need.

Don't miss this opportunity—book your private showing today!



Built in 1990

## Essential Information

MLS® #	A2237878
Price	\$550,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	82, 5810 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

## Amenities

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

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Zoning	M-CG d30

### Listing Details

Listing Office	Century 21 Masters
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