# **\$445,000 - 93 Patina Rise Sw, Calgary**

MLS® #A2257586

# \$445,000

2 Bedroom, 3.00 Bathroom, 1,468 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to Capilano Ridge in the desirable community of Pattersonâ€"a perfect blend of convenience, style, and natural beauty. This townhome backs directly onto the green space, offering peace, privacy, and access to the walking paths that wind through the area. Step inside to find a bright open-concept main floor, filled with natural light from oversized windows (all recently replaced). The kitchen offers stainless steel appliances, plenty of cabinetry, and generous counter space, flowing seamlessly into the dining and living areas. A gas fireplace anchors the space, creating a warm and inviting atmosphere for both entertaining and everyday living. A convenient 2-piece bath and in-suite laundry complete this level.

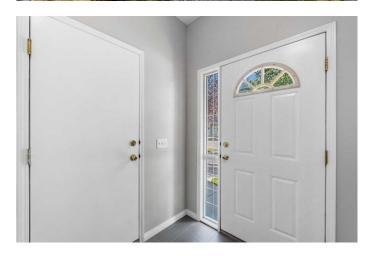
Upstairs, you'II find two oversized bedrooms, each offering exceptional comfort and versatility. The primary suite features a large closet and a spacious 3-piece ensuite, while the second bedroom is equally largeâ€"perfect for family, roommate, guests, or even a shared office setup. The second bedroom has a cheater door access to the 4-piece bathroom!

Parking and storage are no problem hereâ€"the large tandem garage at over thirty feet deep, allows for two vehicles with room to spare for seasonal storage, sports gear, or even a workshop.

Outside, relax on your private rear deck and take in the tranquil view of the park behind you with no neighbors in sight. Add in modest







condo fees and a location that's just minutes from shopping, transit, and quick access to major roadways, and you've got a home that truly checks every box.

Don't miss this opportunity to own a spacious and well-appointed townhome in one of Calgary's most scenic communities.

#### Built in 1997

### **Essential Information**

MLS® # A2257586 Price \$445,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,468

Acres 0.00 Year Built 1997

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 93 Patina Rise Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3E2

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 3

Parking Driveway, Garage Door Opener, Insulated, Single Garage Attached,

**Tandem** 

# of Garages 2

#### Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Storage, Track

Lighting, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Basement None

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level,

No Neighbours Behind, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 19th, 2025

Zoning M-C1 d50

# **Listing Details**

Listing Office CIR Realty

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