

\$475,000 - 209 Patina Park Sw, Calgary

MLS® #A2245640

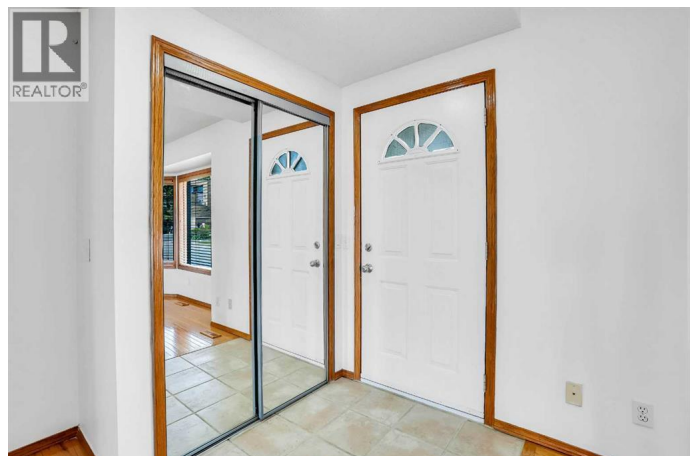
\$475,000

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Single Family

Patterson, Calgary, Alberta

Do you DREAM of inner city living, renovated kitchens, gorgeous downtown views, and attached garages? Welcome HOME. Step inside to an open-concept kitchen and living area, ideal for entertaining or relaxing by the cozy natural gas fireplace. The kitchen, the heart of the home, features sleek white quartz countertops, stainless steel appliances, and ample cabinetry – perfect for the modern chef. The kitchen enjoys breathtaking views of the downtown, which only gets better when you step onto the ample balcony, with the added convenience of the gas outlet for the BBQ's. Upstairs you'll find 2 bedrooms, 2 bathrooms; the master retreat is generously sized, with an even better view than kitchen, and a sumptuous bathroom. The home includes a developed basement, offering additional living space for a home office, media room, or guest area. Additional features include an attached single heated garage, ensuring comfort during Calgary's winters, and added storage space for your convenience. For your daily commute, rest easy knowing you are only 11 minutes to edge of downtown, while Stoney Trail is 6 minutes away (Bow Trail exit). Edworthy park starts only ¼ mile away and the ultimate weekend get-a-way, Banff, is only 62 minutes away. Don't miss your chance to live in a renovated home, with attached garage, minutes from work, and with stunning downtown views. Call for your private viewing today. (id:6289)



Built in 1992

Essential Information

Listing #	A2245640
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,355
Year Built	1992
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	209 Patina Park Sw
Subdivision	Patterson
City	Calgary
Province	Alberta
Postal Code	T3H3E3

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	Other, No neighbours behind, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage, Garage, Heated Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
----------	---------------------

Foundation

Poured Concrete

Listing Details

Listing Office

MaxWell Experts Plus Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 9:46pm CDT