

# \$495,000 - 209 Patina Park Sw, Calgary

MLS® #A2229098

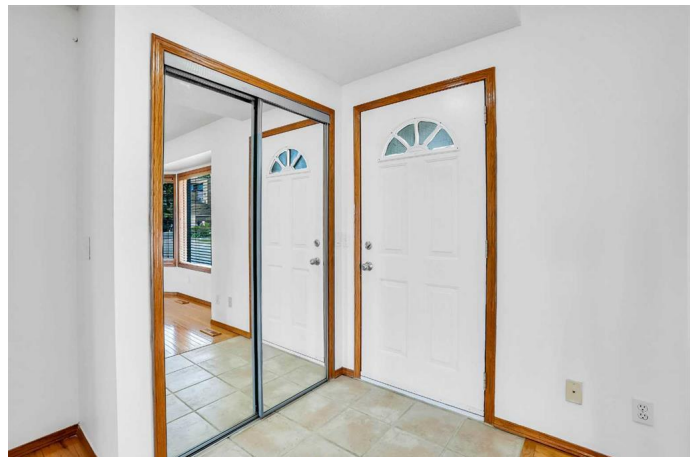
**\$495,000**

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

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.



Built in 1992

### Essential Information

MLS® #	A2229098
Price	\$495,000
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	209 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Driveway, Enclosed, Heated Garage, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	9
Zoning	M-CG d37

## Listing Details

Listing Office	MaxWell Experts Plus Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.