

# \$599,000 - 36, 5810 Patina Drive Sw, Calgary

MLS® #A2242515

**\$599,000**

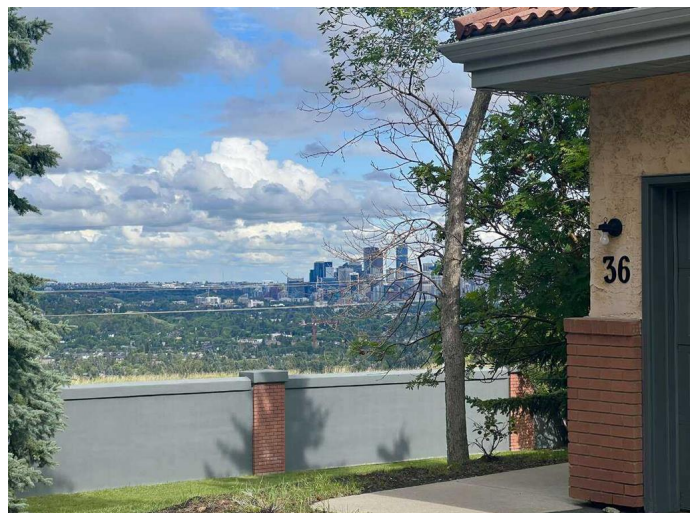
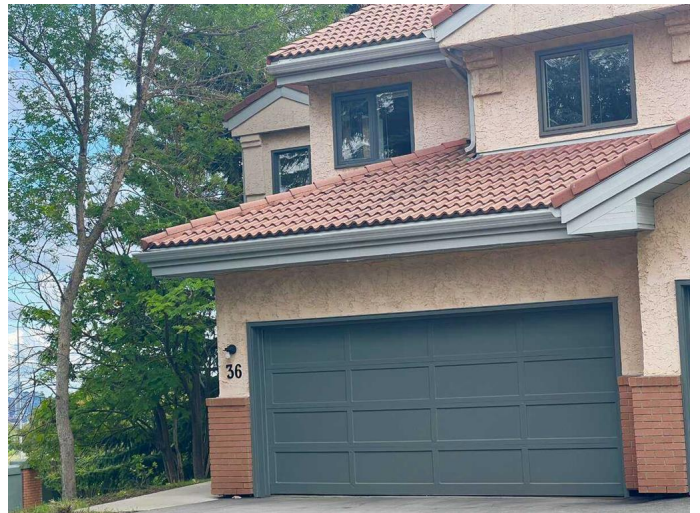
4 Bedroom, 4.00 Bathroom, 1,780 sqft

Residential on 0.03 Acres

Patterson, Calgary, Alberta

For more information, please click the "More Information" button.

Welcome to this stunning, sun-filled walk-out end unit featuring a rare double attached garage and breathtaking city skyline views. With over 2,300 square feet of developed living space, this is one of the largest and most desirable homes in the complex – beautifully maintained and thoughtfully upgraded throughout. Step inside to find gorgeous Brazilian teak hardwood floors, fresh professional paint, brand new carpet, maple kitchen cabinetry, central air conditioning, and a new furnace. The dining area has been opened up to seamlessly flow into the kitchen and nook, creating an ideal space for both everyday living and entertaining. From here, step out onto the sunny south-facing deck, upgraded with a vinyl membrane and equipped with a natural gas BBQ hookup – perfect for summer evenings. The elevated main living room boasts vaulted ceilings, extra-large windows, and a cozy gas fireplace, all overlooking a peaceful natural ravine. This generous floor plan is designed for comfort and gathering with loved ones. Upstairs, you™ll find a spacious primary bedroom complete with a 3-piece ensuite, wall-to-wall closet, and walk-in closet. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. The fully developed walk-out basement features oversized windows that flood the expansive family room with natural light – ideal for a



games area, media room, or cozy movie nights by the second gas fireplace. You'll also find a fourth bedroom, a brand-new full bathroom, laundry area, and ample storage space. The attached double garage and extra-long driveway offer parking for up to 6 vehicles – no more searching for street parking when guests arrive. To top it all off, enjoy the ease of maintenance-free living with yard work and snow removal taken care of for you. Just move in and start enjoying your new home!

Built in 1989

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242515      |
| Price          | \$599,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,780         |
| Acres          | 0.03          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 36, 5810 Patina Drive Sw |
| Subdivision | Patterson                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2Y6                  |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 6                                    |

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Attached, Parking Pad |
| # of Garages | 1                                   |

## Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Walk-In Closet(s)                                                                                                                                                      |
| Appliances        | Convection Oven, Dishwasher, Electric Oven, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Conditioner |
| Heating           | Central, Fireplace(s), Natural Gas                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                        |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | City Lot                                   |
| Roof              | Clay Tile                                  |
| Construction      | Brick, Concrete, Stucco, Wood Frame, Mixed |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 12              |
| Zoning         | M-CG d30        |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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