

# \$449,900 - 77, 5810 Patina Drive Sw, Calgary

MLS® #A2262528

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,594 sqft

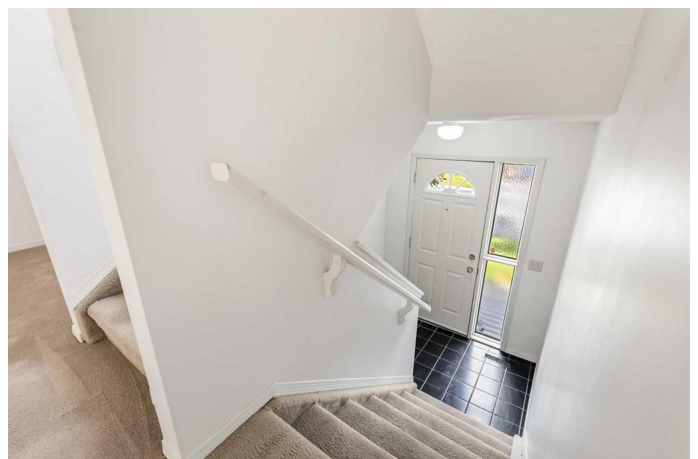
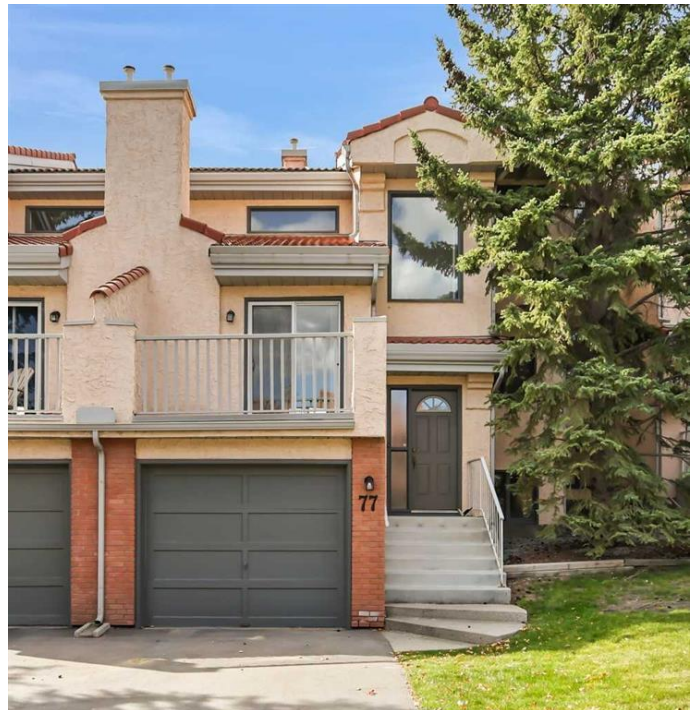
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to #77, 5810 Patina Drive SW – a beautifully maintained multi-level townhome nestled in the picturesque community of Patterson. Offering over 1,590 Sq.Ft. of above-grade living space plus a fully developed basement, this home features a total of two bedrooms + family room, providing space and flexibility for your lifestyle. The main level boasts vaulted ceilings, a bright and welcoming living room with a cozy gas fireplace, and a mix of carpet and laminate flooring throughout. The kitchen is both functional and inviting, with white cabinetry, a central kitchen island, brand new stainless steel appliances, and a full pantry. Enjoy seamless flow between the formal dining room and the sun-soaked breakfast nook, which opens to your rear deck.

Outdoor living is a highlight here, with a front balcony for morning coffee and a rear deck backing directly onto a beautiful park and shared greenspace, offering expansive city skyline views. Upstairs, the primary suite features a 3-piece ensuite, while the second bedroom, full bath, and bright family room add comfort and versatility. Downstairs, the fully developed basement includes a large recreation room, a charming wood-burning fireplace, rough-in for a future bathroom, laundry/utility space, and direct access to the attached single garage. The home also includes a brand new 60-gallon hot water tank and excellent storage options.

This well-managed, pet-friendly complex offers



a peaceful lifestyle surrounded by mature landscaping and pathways, with easy access to downtown Calgary, Westside Rec Centre, C-Train, shopping, and top-rated schools. Pets are allowed with board approval

Built in 1990

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262528               |
| Price          | \$449,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,594                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 77, 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 | 1                                                                     |
| Parking        | Garage Door Opener, Garage Faces Front, Paved, Single Garage Attached |
| # of Garages   | 1                                                                     |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Pantry                               |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                             |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 2                                                                       |
| Fireplaces        | Basement, Gas, Living Room, Wood Burning                                |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Permeable Paving                                                                                |
| Lot Description   | Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance Landscape, See Remarks, Gentle Sloping |
| Roof              | Clay Tile                                                                                              |
| Construction      | Brick, Stucco                                                                                          |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 27                |
| Zoning         | M-CG d30          |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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