



# 149 Patina Park Calgary Alberta

\$419,990

Discover a delightful, well-maintained townhouse that's perfectly suited for families and anyone seeking a blend of comfort and convenience! This inviting home offers 3 spacious bedrooms, 1.5 baths, and a fully developed basement, perfect for transforming into a recreation room or family space. With a total of 1,319 sqft (RMS), including the basement, this property provides plenty of space to make your own. The townhouse backs onto a beautiful green space, giving you a private and peaceful view with easy access to nature. Located close to some of Calgary's top-rated elementary and high schools, this property is ideal for families wanting access to excellent education options. Parking is also a breeze, with a dedicated spot right in front of the house for added convenience. Whether you're starting fresh, growing your family, or looking for an investment property, this townhouse offers both charm and potential in a fantastic location. Don't miss your chance to make it yours! (id:6769)

Primary Bedroom 14.92 Ft x 12.83 Ft  
Bedroom 10.17 Ft x 9.83 Ft  
Bedroom 9.00 Ft x 11.17 Ft  
4pc Bathroom 4.92 Ft x 8.33 Ft  
Recreational, Games room 21.25 Ft x 18.83 Ft

2pc Bathroom 5.00 Ft x 4.08 Ft  
Kitchen 13.00 Ft x 12.00 Ft  
Living room 20.00 Ft x 15.25 Ft  
Other 5.00 Ft x 4.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca