



200 Patina Court Calgary Alberta

\$400,000

Here is your rare opportunity to own this, 2 BED, 2 BATH, 2ND floor unit in the exclusive Patterson Ridge Estates complex! This hidden gem is a concrete building and tucked away in a gated pocket of this highly desired neighborhood. This is not your average condo with a spacious 1125 sq ft floor plan inside and a MASSIVE 825 SQ FT OF PRIVATE PATIO SPACE!! Over \$40,000 of recent renovations in this well maintained and upgraded open space. As you enter the property you are greeted by the gorgeous kitchen with crisp white cabinetry, new quartz counters, new LG appliances, custom backsplash, granite sink, and island providing lots of space for entertaining. Open to the large dining room and living room with cozy cork flooring and tile faced gas fireplace. Garden doors out to the sprawling patio perfect for any size patio furniture, gardening boxes, and hosting large summer gatherings. Primary bedroom with bright bay window, walk-through closet, and full ensuite bathroom with new quartz counters and backsplash. Good sized second bedroom perfect for guests/home office and adjoining 4-piece bathroom with soaker tub. This unit also features a laundry room with built-in cabinets, underground heated parking, and a convenient storage locker on the same floor across the hall! Freshly painted, new blinds and move in ready! Well managed and equipped building with large social room, guest suite, and a tight knit community with social events. All located in a prime location just minutes to shopping, golfing, walking trails, Edworthy Park, Foothills and Children's hospital, and quick commute to DT and out to the mountains. This unit shows beautifully, don't miss out! (id:6769)

Living room 15.25 Ft x 11.42 Ft

Kitchen 14.17 Ft x 9.33 Ft

Dining room 13.33 Ft x 8.33 Ft

Primary Bedroom 14.75 Ft x 11.25 Ft

3pc Bathroom 8.25 Ft x 5.58 Ft

Bedroom 11.08 Ft x 9.42 Ft

Foyer 7.92 Ft x 4.25 Ft

Laundry room 9.25 Ft x 6.00 Ft

4pc Bathroom 7.42 Ft x 6.92 Ft

Listing Presented By:



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