



# 105 Patina Park Calgary Alberta

\$449,900

Fantastic value in this stylishly updated 2 storey Patina Park townhome. Bright and sunny end unit located in a quiet, park like complex in the SW community of Patterson. Desirable 3 bedroom/private ensuite bath plan. Premium location backing directly south onto a serene greenspace. Updated modern paint colours. Updated flooring throughout the main level. The spacious front living room is highlighted by a cozy, tile clad gas fireplace. The adjacent dining room will accommodate a large dining set and features an updated, modern light fixture. Beautifully updated kitchen includes ample amount of crisp white cabinetry, butcher block countertops, classic subway tile backsplash, timeless farmhouse kitchen sink, stainless steel appliances, and a handy central island. The kitchen leads out to the large, sunny, and private back deck. 3 bedrooms up including a generous primary suite and the updated 3-piece ensuite bath. Large fully developed basement complete with a built in wall unit housing an electric fireplace. Lots of extra storage. Minutes to amenities, shops and dining in Aspen Woods and 85th Street. A short 15-minute drive to the downtown core and a quick exit west to the mountains. Affordable turn-key living in a beautiful setting close to many major amenities. (id:6769)

Recreational, Games room 18.08 Ft x 21.08 Ft  
 Storage 12.25 Ft x 8.17 Ft  
 Dining room 14.92 Ft x 8.83 Ft  
 Kitchen 12.17 Ft x 11.33 Ft  
 Kitchen 11.58 Ft x 11.33 Ft  
 2pc Bathroom 4.92 Ft x 3.92 Ft

Primary Bedroom 14.83 Ft x 12.58 Ft  
 Bedroom 9.83 Ft x 11.58 Ft  
 Bedroom 8.33 Ft x 9.92 Ft  
 4pc Bathroom 4.92 Ft x 9.50 Ft  
 3pc Bathroom 4.58 Ft x 7.25 Ft

Listing Presented By:



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