

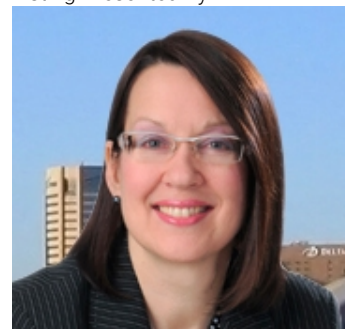


114 Patina Park Calgary Alberta

\$449,000

Welcome to this lovely END UNIT in the highly sought-after Patterson community. This inviting townhouse is perfect for families, pet owners and anyone who desires quiet, carefree living. The main floor features a bright and cozy living room, a charming dining room, a separate eat-in kitchen, a convenient 2-piece bathroom, main floor laundry with extra storage shelving, and an expansive south-facing patio, ideal for summer BBQs and drinks. Upstairs, you'll find two bright large bedrooms, both with mirrored walk-in closets, and a lovely 4-piece main bathroom with quartz counters, a spacious corner jetted tub, and a separate stand-up shower. The thoughtfully developed basement boasts a generously sized room, perfect for a fantastic media room experience. The home also includes a heated single attached garage and ample storage in the utility/furnace room. This home's location is unparalleled, providing easy access in and out of the community. It's just a 15-minute commute to downtown and a quick drive to various shops and amenities in Strathcona, West 85 shops in Aspen Woods, the West Side Rec Centre, and WinSport. For public transit users, a bus stop just outside the complex connects conveniently to the 69th Street LRT station. The new West Calgary Ring Road enhances accessibility to NW and Highway 1, the new Farmers' Market, and C.O.P. Additionally, the community's excellent location ensures quick access to the mountains, making Highway 1 and Highway 8 easily reachable. This complex is maintained to a high standard and boasts excellent condo management. Both the front and back of the unit offer beautiful views of large, blooming trees, enhancing the charm and tranquility of this home. Most recent updates include freshly painted walls and baseboards, new kitchen and bathroom cabinet doors, & newer stainless-steel appliances. Seize this rare chance to own a move-in-rea...

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Primary Bedroom 15.00 Ft x 12.00 Ft
Other 10.83 Ft x 3.42 Ft
4pc Bathroom 10.00 Ft x 10.00 Ft
Bedroom 15.25 Ft x 11.17 Ft
Family room 18.08 Ft x 10.42 Ft
Furnace 8.67 Ft x 6.33 Ft

Living room 19.00 Ft x 11.83 Ft
Other 12.00 Ft x 11.33 Ft
Foyer 5.00 Ft x 4.17 Ft
Other 5.00 Ft x 3.33 Ft
2pc Bathroom 5.00 Ft x 4.00 Ft