



## 32 Patina Park Calgary Alberta

\$449,000

This lovely 1,340 sq. ft. end-unit townhome in the coveted community of Patterson welcomes you with beautiful eastern city views and a bright and inviting design as soon as you step inside. Featuring additional windows and only one shared wall with a neighbour, this home offers an open, sun-filled floor plan with a warm atmosphere. The spacious living and dining area boasts a cozy wood-burning fireplace, perfect for relaxing. The kitchen features brand new stainless-steel appliances, sunny views, ample cabinet space, laminate countertops, and bay windows. It offers direct access to a spacious, southeast-facing balcony—an ideal spot to unwind and enjoy your morning coffee. A main-floor laundry room includes full-sized front-loading washer and dryer for convenience. Upstairs, you'll find two generously sized bedrooms, including a master with a large, mirrored closet and direct access to a shared 4pc ensuite featuring a jetted soaker tub and separate shower. The upper level also includes a versatile loft space with stylish built-in cabinets and art niches. The fully finished carpeted basement provides extra living space, that can be used as a recreation room or office, and provides direct entry to the heated, single attached garage—ideal for Calgary winters! Situated in a quiet and well-maintained condo complex, this home is just a 15-minute drive from downtown Calgary and close to shopping at Strathcona Square, West 85th in Aspen Woods, and recreational amenities like the West Side Rec Centre and WinSport. Families will appreciate the proximity to highly regarded schools, including Olympic Heights School, John Costello Catholic School, and Ernest Manning High School, known for their excellent academic programs and vibrant extracurricular activities. For public transit users, a nearby bus stop offers easy access to the 69th Street LRT station. The new West Calgary ...

Family room 9.92 Ft x 8.42 Ft

Primary Bedroom 14.92 Ft x 11.83 Ft

Other 10.83 Ft x 3.33 Ft

Bedroom 9.92 Ft x 9.50 Ft

4pc Bathroom 9.92 Ft x 9.33 Ft

Recreational, Games room 18.25 Ft x 10.42 Ft

Living room 12.58 Ft x 11.75 Ft

Eat in kitchen 11.92 Ft x 11.33 Ft

Dining room 9.25 Ft x 7.58 Ft

Foyer 5.00 Ft x 4.25 Ft

Laundry room 6.33 Ft x 5.00 Ft

2pc Bathroom 4.92 Ft x 3.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Furnace 9.58 Ft x 6.50 Ft

Other 18.92 Ft x 7.67 Ft