

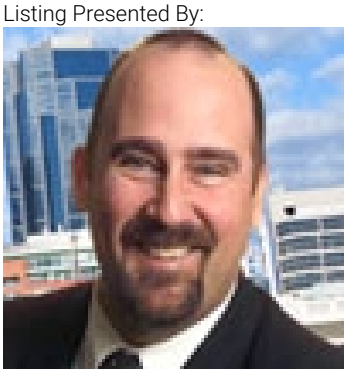
109 Patina Park Calgary Alberta

$362,900

This end-unit townhouse in Patterson backs onto a quiet park, with a south-facing deck to enjoy the green space. Inside, fresh paint, vinyl flooring and refinished staircases give the home a refreshed feel. The main floor centres around a spacious living room with a fireplace, with the kitchen and dining area nearby. The kitchen features granite countertops, white cabinetry and stainless steel appliances, while a powder room adds convenience.Upstairs, the primary bedroom and second bedroom are joined by a full bathroom and a separate family room, offering extra space to relax, work or watch a movie. The finished basement adds a rec room, a three-piece bathroom, ample storage and a workbench for tools and home projects.An ongoing condo improvement project is scheduled to replace all windows and fully replace the exterior in 2027. Patterson offers convenient access to west Calgary routes and amenities, with Edworthy Park and the Bow River pathway network close by. With approximately 1,339 sq. ft. above grade, this home offers room to spread out across three levels. (id:6769)

Recreational, Games room 18.25 Ft x 15.50 Ft
3pc Bathroom 7.08 Ft x 5.50 Ft
Furnace 18.25 Ft x 8.83 Ft
Living room 20.33 Ft x 18.75 Ft
Kitchen 14.50 Ft x 12.67 Ft
2pc Bathroom 5.00 Ft x 4.00 Ft
Family room 11.83 Ft x 9.17 Ft
Primary Bedroom 14.92 Ft x 14.75 Ft
Bedroom 14.08 Ft x 9.17 Ft
4pc Bathroom 9.17 Ft x 5.00 Ft

Listing Presented By:



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