



5790 Patina Drive Calgary Alberta

\$615,000

Why pay rent when you can own an affordable home in the desirable community of Patterson in SW Calgary? This beautiful end-unit townhouse is in a quiet spot with mature trees, adding to its curb appeal and privacy. It's ready to move into and fully developed across all three levels, with a 2 year old high-efficiency furnace! The upper level features a spacious primary bedroom with a four-piece ensuite, additional bedrooms, and a full bathroom. On the main level, you'll find a spacious kitchen with an island and a large breakfast nook that provides access to the rear deck--perfect for your BBQs--with southwest exposure for plenty of afternoon sunlight. This level also includes a separate dining space, a two-piece powder room, a living room with a gas fireplace, and glass doors leading to a patio above the garage. The lower level boasts a large family room with another gas fireplace, roughed-in plumbing for a future bathroom, and access to your insulated attached garage. It is just a ten-minute drive to downtown, with city transit routes leading to the 69th Street C-Train station. Low condo fees in a well-managed complex could be yours. Call your favourite realtor for a viewing today! For investors seeking a landlord opportunity, this property is currently tenant-occupied (until February 28) under a lease agreement with a monthly rent of \$3,500, plus utilities. (id:6769)

Hall 2.92 Ft x 4.00 Ft	Breakfast 10.25 Ft x 11.08 Ft
Recreational, Games room 17.33 Ft x 24.17 Ft	Kitchen 14.83 Ft x 13.00 Ft
Furnace 11.42 Ft x 18.67 Ft	Pantry 3.17 Ft x 1.50 Ft
Storage 13.33 Ft x 6.33 Ft	Hall 5.33 Ft x 14.50 Ft
Foyer 6.17 Ft x 4.67 Ft	Bedroom 11.58 Ft x 10.92 Ft
Hall 9.00 Ft x 13.00 Ft	Bedroom 9.92 Ft x 14.42 Ft
Living room 11.67 Ft x 15.50 Ft	4pc Bathroom 9.17 Ft x 5.42 Ft
2pc Bathroom 5.83 Ft x 5.33 Ft	Primary Bedroom 18.67 Ft x 13.67 Ft
Dining room 9.92 Ft x 13.00 Ft	4pc Bathroom 6.08 Ft x 8.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca