



# 66 Patina View Calgary Alberta

\$475,000

Tucked into the desirable community of Patterson, this well-maintained 2-bedroom, 2 full bathrooms corner-unit townhome in Capilano Gardens offers a bright and functional layout designed for comfortable everyday living. As an end unit, large bay windows fill the home with natural light, creating a warm and inviting atmosphere throughout. Central air conditioning ensures year-round comfort, while two private decks provide wonderful spaces to enjoy the outdoors. The main level features durable laminate flooring and a thoughtfully designed floor plan. The spacious kitchen is surrounded by windows that bring in plenty of sunshine and is equipped with dark stainless steel appliances, ample cabinetry, and a central island, perfect for meal prep or casual dining. Just off the kitchen, one of the two decks offers the ideal setting for BBQs, morning coffee, or evening relaxation. The adjoining living room is anchored by a cozy gas fireplace, creating the perfect place to unwind or entertain. A 2-piece powder room and convenient main floor laundry complete this level. Upstairs, you'll find two generously sized bedrooms, each offering excellent privacy. The primary suite features a walk-in closet and a private 3-piece ensuite, while the second bedroom enjoys direct access to a 3-piece bathroom, making it ideal for guests, family, or a home office. The double tandem garage provides ample space for vehicles, storage, or even a small workshop, perfect for those who appreciate extra room for hobbies or gear. Capilano Gardens is a well-managed complex with low condo fees, with updates including a new roof in 2018, refreshed decks, and repainted garage door trims. Located close to parks, pathways, schools, WinSport, and Calgary Farmers' Market West, the home also offers quick access to downtown Calgary and an easy escape to the mountains. Enjoy low-maintenance living, bright interi...

Foyer 5.75 Ft x 5.33 Ft  
 Furnace 8.67 Ft x 6.50 Ft  
 Living room 18.75 Ft x 12.67 Ft  
 Kitchen 14.17 Ft x 12.50 Ft  
 Dining room 11.25 Ft x 6.17 Ft  
 Laundry room 6.33 Ft x 2.67 Ft

2pc Bathroom 5.83 Ft x 3.92 Ft  
 Primary Bedroom 14.92 Ft x 11.83 Ft  
 Other 10.83 Ft x 3.42 Ft  
 3pc Bathroom 8.17 Ft x 4.58 Ft  
 Bedroom 11.25 Ft x 10.25 Ft  
 3pc Bathroom 8.17 Ft x 4.92 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

Other 6.33 Ft x 4.75 Ft

Bonus Room 12.58 Ft x 8.17 Ft