



69 Patina Park Calgary Alberta

\$419,900

Welcome to this beautifully maintained three-bedroom townhouse located in the quiet, well-established community of Patina Park in Patterson, one of Calgary's most sought-after neighborhoods. This bright and spacious home offers over 1,600 sq. ft. of total living space, including a fully finished basement--ideal for families, professionals, or investors alike. Step inside to find a thoughtfully designed layout featuring a welcoming foyer, a generous living room with a cozy fireplace, and large windows that flood the space with natural light. The well-appointed kitchen is bright and open, has ample cabinetry, and a breakfast nook that opens onto a private patio--perfect for morning coffee or evening relaxation. Upstairs, you'll find three bedrooms, including a primary suite with access to a 2-piece ensuite bath. The finished basement offers additional living space that can serve as a media room, home gym, office, or rec room. Additionally, this home has central Air Conditioning for those hot summer days, and has had the POLY-B professionally removed and replaced. Enjoy maintenance-free living in this well-managed complex, with parks, schools, shopping, and transit all nearby. With quick access to downtown Calgary and major roadways, this is urban living with a suburban feel. Don't miss the opportunity to own a home in one of Calgary's most desirable west-end communities. Book your private showing today! (id:6769)

Recreational, Games room 19.00 Ft x 11.75 Ft
Family room 15.25 Ft x 10.42 Ft
Other 12.42 Ft x 14.67 Ft
Living room/Dining room 18.92 Ft x 20.50 Ft
2pc Bathroom 4.92 Ft x 4.00 Ft

Primary Bedroom 15.00 Ft x 11.92 Ft
Bedroom 10.08 Ft x 10.08 Ft
Bedroom 9.08 Ft x 11.08 Ft
2pc Bathroom 4.92 Ft x 5.08 Ft
4pc Bathroom 5.00 Ft x 8.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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