

# \$519,911 - 71 Patina Terrace Sw, Calgary

MLS® #A2198508

**\$519,911**

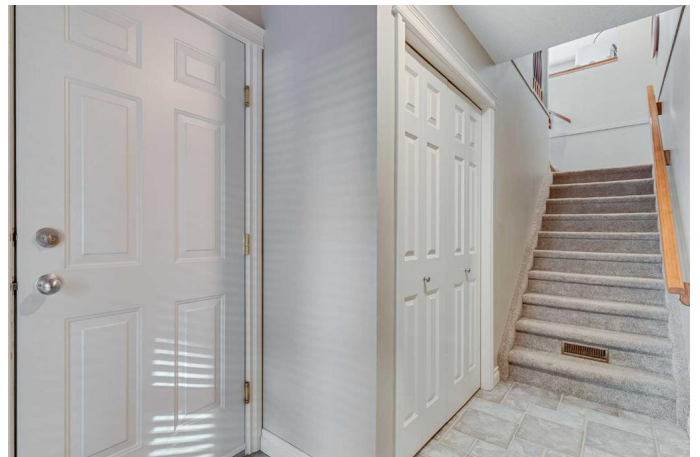
2 Bedroom, 3.00 Bathroom, 1,559 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this stunning 2-BEDROOM + DEN townhome in the prestigious community of Patterson, where UNMATCHED CITY SKYLINE VIEWS meet MODERN COMFORT. Nestled along a SCENIC GREENBELT, this home offers a perfect blend of URBAN CONVENIENCE and PEACEFUL RETREAT, all within a WELL-MANAGED COMPLEX WITH LOW CONDO FEES.

Step inside to discover a BRIGHT, OPEN-CONCEPT LIVING SPACE featuring MAPLE HARDWOOD FLOORING, a THREE-SIDED GAS FIREPLACE, and EXPANSIVE WINDOWS that flood the home with natural light. UPDATED POT LIGHTS enhance the ambiance, while UPGRADED LIGHTING in the DINING ROOM AND GUEST BEDROOM adds a modern touch. The CHEF-INSPIRED KITCHEN boasts AMPLE CABINETRY, SLEEK BLACK APPLIANCES, and a SUNNY BREAKFAST NOOK, creating a perfect spot for your morning coffee. Recent upgrades include a NEWER STOVE AND DISHWASHER, REFINISHED GROUT, and UPDATED FAUCETS AND DRAINS. Completing the main level is a CONVENIENT 2-PIECE POWDER ROOM and a HIGH-END LG WASHER & DRYER.

Upstairs, the comfort continues with PLUSH CARPETING, enhanced with COMMERCIAL-GRADE STAINMASTER UNDERLAY for extra durability. The PRIMARY



SUITE offers PARTIAL CITY VIEWS, GENEROUS CLOSET SPACE, and a PRIVATE 3-PIECE ENSUITE. Additional upgrades include a NEWLY INSTALLED CEILING FAN and an ADDED LIGHT IN THE CLOSET for extra functionality. A SPACIOUS SECOND BEDROOM, a VERSATILE DEN, and a FULL 4-PIECE BATHROOM complete the upper level, offering flexibility for guests, a home office, or additional storage.

Outdoor living is a standout feature, offering TWO PRIVATE SPACES to enjoy. Start your day on the EAST-FACING DECK, where you can take in the BEAUTIFUL SUNRISE over the green space. In the evening, unwind or entertain on the WEST-FACING BALCONY, creating the PERFECT RETREAT. The TANDEM DOUBLE ATTACHED GARAGE, complete with EPOXY FLOORING and an UPGRADED DOOR, provides SECURE PARKING and AMPLE STORAGE for all your needs.

Additional features include a CULLIGAN WATER SYSTEM and a NEWER HOT WATER TANK.

Perched on Calgary's WESTERN EDGE, Patterson offers SPECTACULAR DOWNTOWN SKYLINE VIEWS, PICTURESQUE SUNRISES, and TWINKLING CITY LIGHTS. This sought-after community is surrounded by LUSH GREEN SPACES AND SCENIC PATHWAYS, including EDWORTHY PARK, PROMINENCE PARK, AND THE BOW RIVER PATHWAY SYSTEM—ideal for NATURE LOVERS AND OUTDOOR ENTHUSIASTS. Despite its SERENE, TREE-LINED STREETS, Patterson provides QUICK ACCESS TO BOW TRAIL, THE TRANS-CANADA HIGHWAY, AND DOWNTOWN CALGARY, making commuting a breeze. Nearby, WEST SPRINGS AND

ASPEN LANDING SHOPPING DISTRICTS  
offer BOUTIQUE SHOPS, FINE DINING, AND  
ESSENTIAL AMENITIES just minutes away.

This MOVE-IN-READY TOWNHOME delivers  
EXCEPTIONAL VALUE in one of  
CALGARY'S MOST DESIRABLE  
NEIGHBORHOODS. Whether you're a  
FIRST-TIME HOMEBUYER, DOWNSIZER,  
OR INVESTOR, this is the PERFECT PLACE  
TO CALL HOME. SCHEDULE YOUR  
PRIVATE VIEWING TODAY!

Built in 2000

### Essential Information

MLS® #	A2198508
Price	\$519,911
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	71 Patina Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4M8

### Amenities

Amenities	None
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Parking Spaces	3
Parking	Double Garage Attached, Stall, Tandem
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Storage, Track Lighting
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	6
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Solutions
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