

# \$491,000 - 213 Patina Park Sw, Calgary

MLS® #A2207853

**\$491,000**

3 Bedroom, 2.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

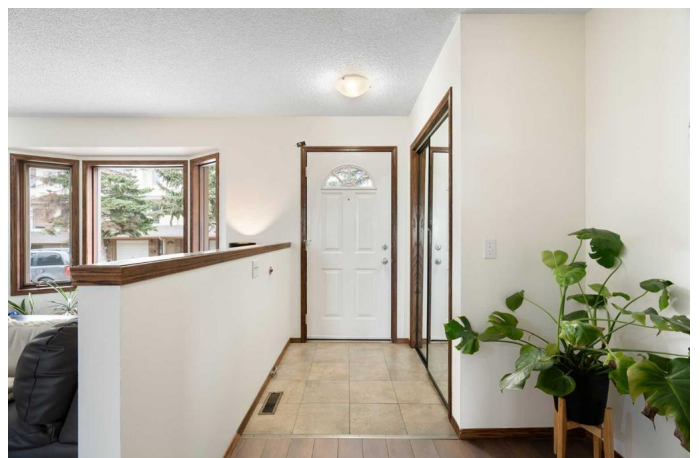
Located in the desirable complex of Patina Park, this 2-storey townhome offers the perfect blend of comfort, style, and scenery. Perched above a serene ravine, enjoy unobstructed panoramic views of the city skyline—a stunning backdrop for your morning coffee on the spacious private deck. The main floor welcomes you with an inviting living room featuring a central fireplace, seamlessly flowing into the dining area—perfect for entertaining. The bright, eat-in kitchen offers ample space and natural light. Consider adding an island or move your dining area here to encourage connection over meals. A discreet 2-piece powder room adds convenience on this floor. Upstairs, you'll find three generously sized bedrooms, ideal for families or guests, and a spacious 4-piece bathroom that adds to the home's functional layout. The fully finished lower level includes a versatile flex room—perfect as a home office, gym, or cozy family retreat—along with laundry facilities and direct access to the attached garage. With visitor parking nearby and a quick commute to downtown, this home combines the tranquility of nature with the convenience of city living.

Built in 1992

## Essential Information

MLS® #                   A2207853

Price                     \$491,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	213 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E3

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partially Finished, Partial

### Exterior

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	9
Zoning	M-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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