

# \$465,000 - 116 Patina Park Sw, Calgary

MLS® #A2235449

**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

This stunning executive townhome offers a perfect blend of location, lifestyle, and functionality. Nestled just minutes from downtown Calgary, enjoy quick access via bike paths, serene off-leash dog parks, and scenic walking trails—some even with striking downtown views. Whether you're commuting to work, heading to the mountains for a weekend escape, or picking up groceries around the corner, everything you need is at your fingertips.

Step inside to a spacious main floor featuring a bright living and dining area, ideal for entertaining or quiet evenings in. The kitchen is beautifully outfitted with sleek black stainless steel appliances, and a sunny balcony just off a breakfast nook, making it the perfect spot for your morning coffee. A convenient powder room and laundry area complete the main floor.

Upstairs, you'll find a versatile open concept room, perfect for a home office, bonus room, or future third bedroom. plus two generously sized bedrooms and two full bathrooms. The primary suite boasts a walk-in closet with ample storage and a private ensuite, creating a true retreat.

The unfinished basement offers endless potential, whether you're dreaming of a home gym, rec room, or extra storage.

A recently installed high-efficiency furnace adds modern comfort, while the attached single-car garage and additional driveway parking enhances ease of living.



If you're seeking a well-cared-for home in a desirable neighborhood with room to grow, you won't want to miss this one.

Built in 1992

### Essential Information

MLS® #	A2235449
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	116 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3E2

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Oven
Heating	Natural Gas, High Efficiency

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	73
Zoning	M-CG

## Listing Details

Listing Office	CIR Realty
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