

\$469,900 - 116 Patina Park Sw, Calgary

MLS® #A2235449

\$469,900

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

***OPEN HOUSE SATURDAY JULY 5th
3-5PM & SUNDAY JULY 6TH 2-4PM *** 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 youâ€™re seeking a well-cared-for home in
a desirable neighborhood with room to grow,
you wonâ€™t want to miss this one.

Built in 1992

Essential Information

MLS® #	A2235449
Price	\$469,900
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)
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Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Natural Gas
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	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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