

# \$450,000 - 69 Patina Park Sw, Calgary

MLS® #A2233645

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

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!

Built in 1992

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233645      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,332         |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 69 Patina Park Sw |
| Subdivision | Patterson         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H 3E1           |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | None                  |
| Parking Spaces | 1                     |
| Parking        | Stall, Paved, Plug-In |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |

|                 |                  |
|-----------------|------------------|
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 23              |
| Zoning         | M-CG d37        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.