

# \$495,000 - 210 Patina Park Sw, Calgary

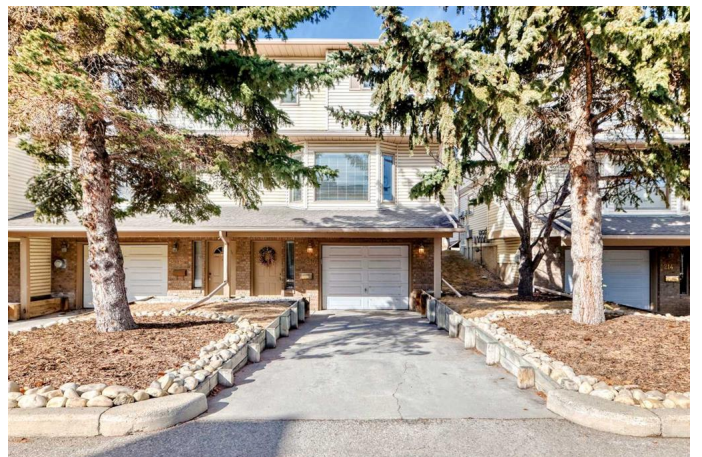
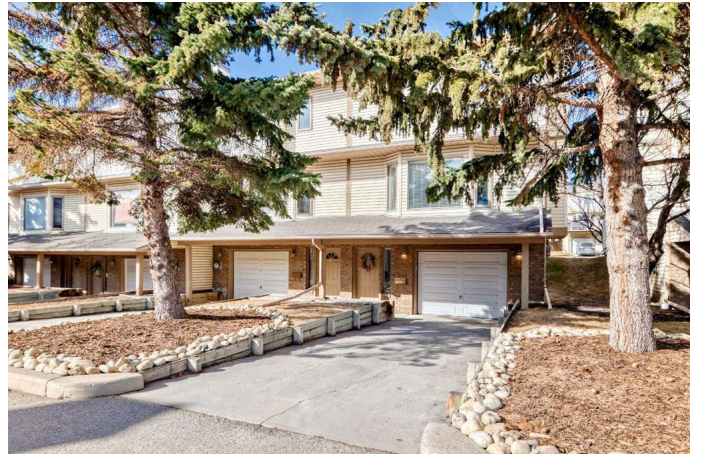
MLS® #A2197474

**\$495,000**

2 Bedroom, 3.00 Bathroom, 1,350 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to 210 Patina Park SW, a beautifully maintained 1,350 sq. ft. townhouse that blends comfort, convenience, and modern upgrades. With two bedrooms, two and a half bathrooms, and a versatile bonus room, this home offers a well-designed layout suited for families, professionals, and nature lovers alike. The main floor features rich hardwood flooring, a spacious living room with a wood-burning fireplace (with log lighter), and a large dining area perfect for entertaining. The stylish and functional kitchen boasts granite countertops, a central island, and ample storage, complemented by a bay window that overlooks the private back deck and lush green space. This secluded outdoor retreat, surrounded by mature trees and abundant wildlife, makes it easy to forget you're in the city. Just off the kitchen, a dedicated laundry area with a newer washer and dryer (2021) adds convenience, while a powder room completes the main level. Upstairs, the primary suite is a peaceful retreat featuring a bay window that fills the room with natural light, a walk-in closet, and a private 4-piece ensuite. A second spacious bedroom and full bathroom provide additional comfort, while the bonus room offers flexible space—perfect for a home office, reading nook, or extra lounge area. Additional highlights include a heated attached single-car garage with a separate large storage room and fresh new paint throughout, giving the home a bright, updated feel. Recent upgrades ensure year-round comfort, including a



high-efficiency air conditioner (2024), a new 2-stage high-efficiency furnace with an ecobee thermostat (2024), a humidifier (2024), and a new hot water tank (2023). Situated in the sought-after neighbourhood of Patterson, this home offers an unbeatable combination of nature-filled surroundings and urban convenience. Enjoy proximity to Edworthy Park, playgrounds, top-rated schools, off-leash dog parks, and shopping—all just 20 minutes from downtown. Properties in this area don't last long. Schedule your private viewing today!

Built in 1992

### Essential Information

MLS® #	A2197474
Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	210 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E3

### Amenities

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

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Glass Doors, Mantle, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	10
Zoning	SR

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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