

# \$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

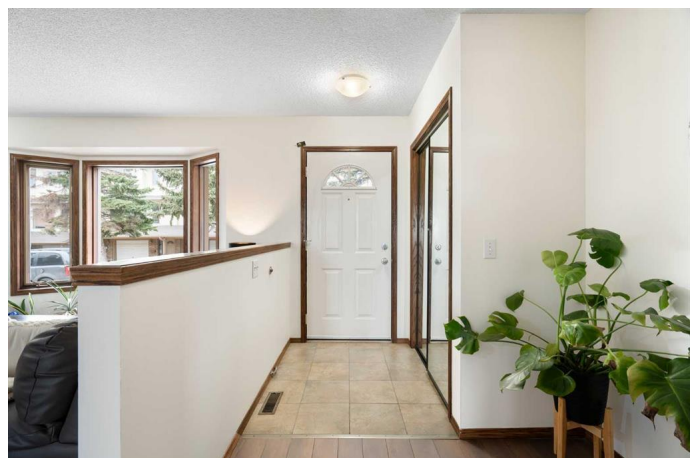
Located in the desirable complex of Patina Park, this 2-storey townhome offers the perfect blend of comfort, style, and scenery. Perched above a serene ravine, enjoy unobstructed panoramic views of the city skyline—a stunning backdrop for your morning coffee on the spacious private deck. The main floor 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 |
|-------------------|---------|

|                 |                                          |
|-----------------|------------------------------------------|
| 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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