

\$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	35
Zoning	M-CG d37

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.