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66 Patina View SW
Calgary, Alberta

MLS # A2289961

$475,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,434 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	Corner Lot, Paved		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 441
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d50
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features		

Inclusions: Fridge in the garage

Tucked into the desirable community of Patterson, this well-maintained 2-bedroom, 2 full bathrooms corner-unit townhome in Capilano Gardens offers a bright and functional layout designed for comfortable everyday living. As an end unit, large bay windows fill the home with natural light, creating a warm and inviting atmosphere throughout. Central air conditioning ensures year-round comfort, while two private decks provide wonderful spaces to enjoy the outdoors. The main level features durable laminate flooring and a thoughtfully designed floor plan. The spacious kitchen is surrounded by windows that bring in plenty of sunshine and is equipped with dark stainless steel appliances, ample cabinetry, and a central island, perfect for meal prep or casual dining. Just off the kitchen, one of the two decks offers the ideal setting for BBQs, morning coffee, or evening relaxation. The adjoining living room is anchored by a cozy gas fireplace, creating the perfect place to unwind or entertain. A 2-piece powder room and convenient main floor laundry complete this level. Upstairs, you’ll find two generously sized bedrooms, each offering excellent privacy. The primary suite features a walk-in closet and a private 3-piece ensuite, while the second bedroom enjoys direct access to a 3-piece bathroom, making it ideal for guests, family, or a home office. The double tandem garage provides ample space for vehicles, storage, or even a small workshop, perfect for those who appreciate extra room for hobbies or gear. Capilano Gardens is a well-managed complex with low condo fees, with updates including a new roof in 2018, refreshed decks, and repainted garage door trims. Located close to parks, pathways, schools, WinSport, and Calgary Farmers’ Market West, the home also offers quick access to downtown Calgary and an easy escape to the mountains. Enjoy

low-maintenance living, bright interior spaces, and exceptional west-side convenience in this fantastic Patterson townhome.

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