

**3009 Patricia Landing SW**  
**Calgary, Alberta**

**MLS # A2301376**



**\$695,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees, Other, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d39
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** Water Filtration/ Reverse Osmosis

This well-located townhouse offers exceptional value and is perfectly suited for a couple or a family wanting a walkable location close to schools, parks and everyday essentials. Perfectly positioned just steps from Flanders Park and the playground, with Master's Academy, Lycée International School and Dr. Oakley School conveniently close by. Spend weekends strolling to nearby Marda Loop for coffee, restaurants, boutique shopping and groceries, then return home to a quiet courtyard setting designed for relaxed outdoor living. Inside, the main floor welcomes you with an airy open-concept layout featuring hardwood floors, vaulted ceilings and a cozy fireplace that anchors the living and dining areas. The efficient kitchen offers abundant cabinetry and stainless steel appliances. French doors open directly to the private courtyard, creating an indoor-outdoor flow ideal for morning coffee or evening entertaining. The main-floor primary bedroom provides comfort and convenience with a spacious five-piece ensuite. Upstairs, a bright, open loft overlooks the living room. On this floor you'll find a private second bedroom with its own bathroom and balcony as well as a large open flexible space, perfect for a home office or den, and a separate section that could easily be converted into an extra bedroom. The basement was updated in 2025 and expands your living spaces even further with a large family room and a media area divided by a double-sided fireplace, complete with built-in shelving. Air conditioning ensures summer comfort, while the double attached garage adds everyday ease. With thoughtful updates, versatile living spaces and an unbeatable location, this townhouse delivers low-maintenance living without compromising on comfort, convenience or style.