

**53, 5810 Patina Drive SW**  
**Calgary, Alberta**

**MLS # A2304159**



**\$479,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** None

Price Reduced! Beautifully maintained 2-bedroom, 3-bathroom townhome in sought-after Patterson, offering privacy, functionality, and low-maintenance living just minutes to downtown. Ideal for professionals, roommates, or guests, this thoughtfully designed home features two spacious primary bedrooms, each with its own ensuite. The bright main level showcases vaulted ceilings, bamboo flooring, and an open-concept living space centered around a cozy gas fireplace. The stylish kitchen stands out with sleek black cabinetry, stainless steel countertops, ample storage, and a newer dishwasher (2024). Enjoy peaceful outdoor living with both an upper deck and lower walkout patio. The fully finished walkout basement offers excellent flexibility with a large recreation/media room, second fireplace (wood-burning with gas log lighter), finished laundry room, dedicated hot tub room with capped plumbing, and direct outdoor access. Additional highlights include new furnace and central A/C (2023), replaced Poly-B plumbing, new bedroom windows, single attached garage, low condo fees, and a pet-friendly, well-managed complex. Quietly located near green space with quick access to downtown, Westhills, Aspen Landing, C-Train, and major routes.