

202, 200 Patina Court SW
Calgary, Alberta

MLS # A2308992



\$550,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,350 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	None.		

Welcome to Patterson Ridge Estates, one of Calgary's best kept secrets in the sought-after community of Patterson. This beautifully updated executive end unit offers an exceptional combination of privacy, natural light, and breathtaking views of downtown Calgary, Nose Hill Park, and the historic Hart residence. Surrounded by mature trees and tucked within a quiet concrete building, this home feels remarkably peaceful and private while still being just minutes to downtown. The spacious open-concept layout features 9-foot ceilings, expansive windows, and a bright, airy feel throughout. The renovated kitchen flows seamlessly into the dining and living areas, anchored by a cozy corner fireplace and double French doors leading to the oversized balcony with gas BBQ hookup, an ideal space to relax or entertain while taking in the panoramic skyline views. The primary retreat is generously sized and includes a walk-in closet, large en-suite bath with custom built-in cabinets. A well-appointed second bedroom and full guest bath with a large walk-in steam shower providing flexibility for guests or a home office. Additional features include in-floor heating throughout, in-suite air conditioning, ceiling fans, Hunter Douglas Silhouette blinds and in-suite laundry with front-load washer and dryer and built-in cabinetry/storage. Patterson Ridge Estates is a highly regarded, exceptionally well-managed concrete building with a strong reserve fund, heated underground parking, guest suite, party room, secure entry, and beautifully maintained grounds. An incredibly rare opportunity to own a turnkey home in one of Calgary's most serene and scenic condo communities.