

40 Patina Terrace SW
Calgary, Alberta

MLS # A2310971



\$479,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Single Garage Attached,		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Direct Control (DC(pre1P2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		
Inclusions:	none		

(OPEN HOUSE SUNDAY MAY 17TH 2 - 4 PM) Here it is! A beautifully renovated townhome in a quiet, well-managed Patterson complex with an oversized tandem garage and two outdoor living spaces! This property offers exceptional privacy and convenient access to downtown, major routes, and nearby pathways. The home features a fully updated kitchen with quartz countertops, stainless steel appliances, and modern fixtures. Hardwood flooring extends through the main level and staircase, leading to a bright, open-concept living and dining area complete with a gas fireplace. Enjoy both an east-facing front deck for morning sun and a west-facing rear deck backing directly onto the central green space. Upstairs, the home continues to impress with updated railings and a professionally renovated bathroom featuring a soaker tub, separate tiled shower, upgraded fixtures, and stone counters. The primary bedroom faces east, while a second bedroom and a spacious bonus room complete the upper level. The bonus room offers straightforward potential to be converted into a third bedroom. The tandem attached garage accommodates two vehicles plus storage and includes epoxy flooring and insulation, making it suitable for a home gym or workspace. This complex is known for its peaceful setting, mature landscaping, and proximity to natural areas. This well-maintained, move-in-ready property in one of Calgary's most desirable west-side communities checks all the boxes! Book your private showing!