

114 Patina Park SW
Calgary, Alberta

MLS # A2337414



\$459,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Single		
Lot Size:	-		
Lot Feat:	Corner Lot, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d37
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated end-unit townhome in the highly sought after community of Patterson, where comfort, convenience, and low maintenance living come together in one exceptional home. Surrounded by mature trees and filled with natural light, this move-in-ready home offers a peaceful setting while remaining just minutes from everything Calgary's west side has to offer. Step inside to an inviting main floor featuring a spacious living room, a dedicated dining area, and a bright eat-in kitchen complete with stainless steel appliances, generous cabinetry, and plenty of space for everyday living or entertaining. A convenient 2-piece powder room, main floor laundry with additional storage, and access to the oversized, south-facing patio complete the level. Whether you're enjoying your morning coffee or hosting family and friends, the private outdoor space is the perfect extension of your home. Upstairs, you'll find two generously sized bedrooms, each featuring its own mirrored walk-in closet, along with a beautifully renovated 4-piece bathroom showcasing quartz countertops, a relaxing jetted soaker tub, and a separate glass shower. The fully finished basement offers outstanding versatility, providing the perfect space for a family room, home theatre, office, gym, or playroom, while the utility room provides additional storage. An attached heated single garage adds year-round comfort and convenience. Ideally situated just 15 minutes from downtown Calgary, this home offers easy access to an abundance of amenities including Westside Recreation Centre, WinSport, Calgary Farmers' Market West, and the shops and restaurants of Strathcona and West 85th. Commuting is effortless with nearby transit offering direct service to the 69 Street LRT Station, while quick access to Stoney Trail and Highway 1 makes weekend escapes to the Rocky Mountains easier.

than ever. Set within a meticulously maintained and professionally managed complex, the home enjoys tranquil views of mature trees from both the front and back, creating a rare sense of privacy and serenity. Adding even greater long term value, the complex is scheduled to undergo significant exterior improvements - including new windows, siding, soffits, fascia, flashing, eavestroughs, and downspouts—enhancing both curb appeal and the overall durability of the community. Offering an ideal combination of thoughtful updates, functional living space, a heated attached garage, upcoming exterior enhancements, and an unbeatable west Calgary location, this is an exceptional opportunity to own in one of the city's most desirable communities.