

32 Patina Park SW Calgary, Alberta

MLS # A2340249



\$450,000

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Insulated, Oversized, Single Garage Att		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d37
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: Mirror at base of stairs, T.V. Wall Mount, Basement Wall Mounted Heater, Garage Heater, Moveable Kitchen Island

32 Patina Park SW offers an exceptional combination of LOCATION, SPACE and UPDATES in the well-established community of Patterson. Enjoy easy access to downtown, Edworthy Park and the pathways along the Bow River, while quick connections west make weekend escapes to the mountains a breeze. This END UNIT is filled with thoughtful upgrades, including NEW LVP flooring on the main level, NEW central A/C, new light fixtures, a Nest programmable thermostat, high-efficiency furnace, Venetian blinds, plus NEW siding and windows currently being installed. The updated kitchen features new cabinet doors, moveable centre island and newer stainless steel appliances, while the inviting living area is anchored by a cozy wood-burning fireplace. Step outside to the composite, SOUTH-FACING balcony and enjoy open views and plenty of natural light. Upstairs you'll find 2 bedrooms plus an impressively large living/bonus area complete with custom built-in shelving that could easily be converted into a 3rd bedroom. The spacious 4-piece cheater ensuite offers a walk-in tiled shower, separate jetted soaker tub and a large vanity, creating a comfortable retreat. The basement adds even more versatility with a massive recreation/living space and an included wall heater—ideal for movie nights, a home gym, office or additional lounge area. An OVERSIZED HEATED GARAGE provides excellent parking, storage and year-round convenience. With substantial updates, flexible living spaces and a sought-after southwest Calgary location offering easy downtown access, nearby recreation and a convenient route to the mountains, 32 Patina Park SW delivers a lifestyle that's hard to beat.