

## 198 Patina Park SW Calgary, Alberta

**MLS # A2193564**



# \$491,000

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan		

**Inclusions:** Shelves in Strage room

Welcome to this charming end-unit, two-storey townhome located in the sought-after community of Patterson. Thoughtfully designed for both comfort and practicality, this home features a single attached garage and a full driveway, providing ample parking in a quiet, well-established neighborhood. Inside, you'll be greeted by large, sun-filled windows that bathe the space in natural light, creating a bright and inviting atmosphere. The main floor boasts an open-concept living and dining area, highlighted by a cozy gas fireplace—ideal for relaxing evenings or entertaining guests. The well-appointed kitchen offers generous cabinet and counter space, along with a window over the sink for added brightness. Step directly out onto the back deck—perfect for al fresco dining or morning coffee—complete with steps leading to a green space, ideal for dog walks or enjoying the outdoors. A convenient two-piece bath and main-floor laundry enhance the functionality of the layout. Upstairs, the spacious primary bedroom features a large closet and Jack-and-Jill access to a four-piece bathroom, combining comfort and convenience. The second bedroom is equally roomy, while a versatile bonus room provides an ideal space for a home office, den, or workout area. The lower level offers direct garage access along with additional storage and closet space, keeping everything neatly organized. Whether you're a first-time homebuyer, downsizing, or investing, this well-maintained townhome offers a perfect blend of space, comfort, and location—just minutes from parks, shopping, and transit.