

\$475,000 - 198 Patina Park Sw, Calgary

MLS® #A2193564

\$475,000

2 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

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 locationâ€”just minutes from parks, shopping, and transit.

Built in 1992

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2193564 |
| Price | \$475,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,349 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 198 Patina Park Sw |
| Subdivision | Patterson |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3E3 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, |

| | |
|-----------------|-------------------|
| | Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Mantle |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Many Trees |
| Roof | Asphalt |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 12 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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