\$469,900 - 90 Patina Rise Sw, Calgary

MLS® #A2271267

\$469,900

2 Bedroom, 2.00 Bathroom, 1,432 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

This bright and spacious end-unit townhome offers exceptional value in the desirable community of Patterson. Recent updates include newly replaced roof, windows, a new water tank, and fresh interior paint throughout, adding comfort, efficiency, and a clean, move-in-ready feel. The tandem double garage provides plenty of room for two vehicles along with built-in shelving and extra storage in the furnace room.

Inside, you'II be impressed by the expansive living and dining areas, perfect for both everyday living and entertaining. The living room features a cozy fireplace with mantle and custom built-ins and opens onto a sunny front balcony. The generous L-shaped kitchen is filled with natural light and includes a breakfast nook with direct access to the private rear deck, which overlooks a peaceful, park-like green space â€" an ideal spot to unwind. Upstairs features two well sized bedrooms with a charming den surrounded by windows, making it an excellent home office or reading room. The spacious 4-piece bathroom connects directly to the primary bedroom while also offering hallway access. Convenient built-in cabinetry in the upper hallway provides additional storage. Located in sought after Patterson, this home offers quick access to downtown, major routes, C-Train stations, shopping, and everyday amenities. A well maintained, beautifully updated home in a prime location â€" this one is a must see.







Essential Information

MLS® # A2271267 Price \$469,900

Bedrooms 2 Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,432 Acres 0.00 Year Built 1997

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 90 Patina Rise Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3R5

Amenities

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Tandem

of Garages 2

Interior

Interior Features No Smoking Home, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Range

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Balcony

Lot Description Landscaped, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 20th, 2025

Zoning M-C1 d50

Listing Details

Listing Office Royal LePage Benchmark

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