$490,000 - 13 Patina View Sw, Calgary

MLS® #A2237829

$490,000

2 Bedroom, 4.00 Bathroom, 1,480 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Open house Sat July 19th from 2-4! Welcome to an exceptional lifestyle opportunity in the highly sought-after community of Patterson! This isn't just a home; it's your gateway to effortless living, mere moments from vibrant shopping, convenient transportation, scenic pathways, and a swift commute to downtown. Discover the rare advantage of this two-story townhome, one of the select few in the complex to feature a double attached garage â€" a true urban luxury. Step inside and be captivated by a floor plan designed for both elegance and comfort, boasting quality construction throughout. The inviting living room is anchored by a cozy corner gas fireplace flanked by custom oak built-ins, creating a warm and sophisticated ambiance. Host memorable dinners, or gather in the gourmet oak kitchen, a chef's delight with its abundance of cabinetry, pristine Corian countertops, and direct access to your private deck. A convenient 2-piece bath completes the main level. Ascend upstairs to find your private retreats. The spacious master suite offers a serene escape with its luxurious 4-piece ensuite and a generous walk-in closet. A second well-proportioned bedroom, another 4-piece bath, and a versatile large loft area (perfect as a family room or dedicated home office) provide ample space for every need. The fully developed walk-out basement is a true showstopper, designed for ultimate entertainment and guest comfort. A spectacular family room, bathed in natural light

from a wall of windows, provides seamless access to the lower patio, extending your living space outdoors. Thoughtful touches include a built-in Murphy bed for effortless guest accommodation and a convenient 2-piece bath. Enjoy year-round comfort with the added luxury of in-floor heating on this level. Ample laundry and storage space are discreetly located in the furnace room area. Experience the perfect blend of urban convenience and tranquil living. This Patterson gem offers unparalleled features and a prime location â€" it's truly a must-see!

Built in 1997

Essential Information

MLS® #	A2237829
Price	$490,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,480
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	13 Patina View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	9
Zoning	M-C1 d50

Listing Details

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