

\$445,000 - 93 Patina Rise Sw, Calgary

MLS® #A2257586

\$445,000

2 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.00 Acres

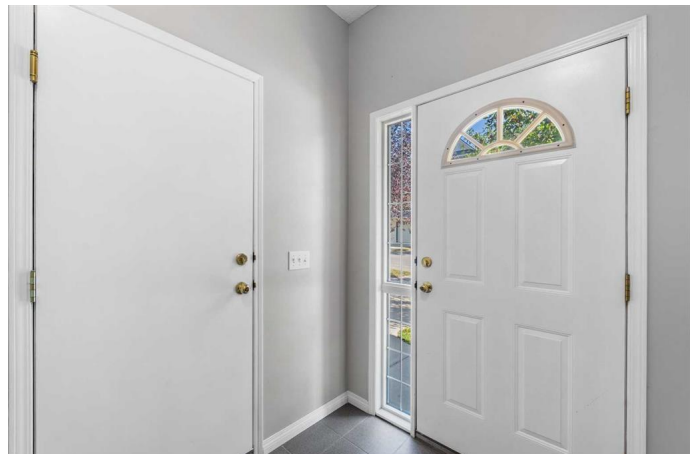
Patterson, Calgary, Alberta

Welcome to Capilano Ridge in the desirable community of Patterson—a perfect blend of convenience, style, and natural beauty. This townhome backs directly onto the green space, offering peace, privacy, and access to the walking paths that wind through the area. Step inside to find a bright open-concept main floor, filled with natural light from oversized windows (all recently replaced). The kitchen offers stainless steel appliances, plenty of cabinetry, and generous counter space, flowing seamlessly into the dining and living areas. A gas fireplace anchors the space, creating a warm and inviting atmosphere for both entertaining and everyday living. A convenient 2-piece bath and in-suite laundry complete this level.

Upstairs, you'll find two oversized bedrooms, each offering exceptional comfort and versatility. The primary suite features a large closet and a spacious 3-piece ensuite, while the second bedroom is equally large—perfect for family, roommate, guests, or even a shared office setup. The second bedroom has a cheater door access to the 4-piece bathroom!

Parking and storage are no problem here—the large tandem garage at over thirty feet deep, allows for two vehicles with room to spare for seasonal storage, sports gear, or even a workshop.

Outside, relax on your private rear deck and take in the tranquil view of the park behind you with no neighbors in sight. Add in modest



condo fees and a location that's just minutes from shopping, transit, and quick access to major roadways, and you've got a home that truly checks every box. Don't miss this opportunity to own a spacious and well-appointed townhome in one of Calgary's most scenic communities.

Built in 1997

Essential Information

MLS® #	A2257586
Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	93 Patina Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E2

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Driveway, Garage Door Opener, Insulated, Single Garage Attached,

	Tandem
# of Garages	2

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	M-C1 d50

Listing Details

Listing Office	CIR Realty
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