

# \$449,900 - 201 Patina Park Sw, Calgary

MLS® #A2192888

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,354 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

If you've been waiting for the one with the view, this one's for you! Located on the most Eastern row of the complex, this one gives you full downtown and ravine views off your balcony and Primary bedroom. Only a handful of units offer this view and they don't come up very often. A desirable unit in a perfect location that is ideal for first-time home buyers, investors, down-sizers or even those looking to get out of a condo! You will enter into the large family room with updated hardwood flooring. There is plenty of room for a full-sized dining area here, should you choose to. The kitchen is stocked with new appliances, including new washer and dryer. The bay windows in the kitchen give a great view of the ravine and downtown, or step outside onto the deck and see it even better. On the upper floor, you'll find 2 bedrooms plus a large office/den - perfect for those that work from home. Note that the hardwood floor has been installed on the landing of the upper floor as well. Make sure you take a look out of the Primary bedroom window, you'll get an expansive view of the City from these large windows. The basement has been developed and can serve as another living room, gym, hobby space etc. From the basement you walk into the oversized single garage, which you can see has a ton of extra space for storage. Brand new carpet (2025) on the stairs and the basement and a brand new coat of paint (2025) make this property turn-key for you to live in while you complete your updates!



Reasonable condo fees in a well managed complex. Only a short commute to downtown, close to schools, Edworthy Park off leash, Bow River Pathways, shopping, and access to the mountains on the newly connected west side ring road.

Built in 1992

### Essential Information

MLS® #	A2192888
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	201 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E3

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Driveway, See Remarks
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 19th, 2025
Days on Market	21
Zoning	M-CG

## Listing Details

Listing Office	The Real Estate District
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