

**116 Patina Park SW
Calgary, Alberta**

MLS # A2235449



\$465,000

Division:	Patterson		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Treed		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 468
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Walk-In Closet(s)		

Inclusions: Shelves located in living room, Basement TV Mount

*****OPEN HOUSE SUNDAY AUGUST 10TH 12-2pm***** This stunning executive townhome offers a perfect blend of location, lifestyle, and functionality. Nestled just minutes from downtown Calgary, enjoy quick access via bike paths, serene off-leash dog parks, and scenic walking trails—some even with striking downtown views. Whether you're commuting to work, heading to the mountains for a weekend escape, or picking up groceries around the corner, everything you need is at your fingertips. Step inside to a spacious main floor featuring a bright living and dining area, ideal for entertaining or quiet evenings in. The kitchen is beautifully outfitted with sleek black stainless steel appliances, and a sunny balcony just off a breakfast nook, making it the perfect spot for your morning coffee. A convenient powder room and laundry area complete the main floor. Upstairs, you'll find a versatile open concept room, perfect for a home office, bonus room, or future third bedroom. plus two generously sized bedrooms and two full bathrooms. The primary suite boasts a walk-in closet with ample storage and a private ensuite, creating a true retreat. The unfinished basement offers endless potential, whether you're dreaming of a home gym, rec room, or extra storage. A recently installed high-efficiency furnace adds modern comfort, while the attached single-car garage and additional driveway parking enhances ease of living. If you're seeking a well-cared-for home in a desirable neighborhood with room to grow, you won't want to miss this one.