

**198 Patina Park SW
Calgary, Alberta**

MLS # A2193564



\$475,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 468
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: Shelves in Strage room

Welcome to this charming end-unit, two-storey townhome located in the sought-after community of Patterson. Thoughtfully designed for both comfort and practicality, this home features a single attached garage and a full driveway, providing ample parking in a quiet, well-established neighborhood. Inside, you'll be greeted by large, sun-filled windows that bathe the space in natural light, creating a bright and inviting atmosphere. The main floor boasts an open-concept living and dining area, highlighted by a cozy gas fireplace—ideal for relaxing evenings or entertaining guests. The well-appointed kitchen offers generous cabinet and counter space, along with a window over the sink for added brightness. Step directly out onto the back deck—perfect for al fresco dining or morning coffee—complete with steps leading to a green space, ideal for dog walks or enjoying the outdoors. A convenient two-piece bath and main-floor laundry enhance the functionality of the layout. Upstairs, the spacious primary bedroom features a large closet and Jack-and-Jill access to a four-piece bathroom, combining comfort and convenience. The second bedroom is equally roomy, while a versatile bonus room provides an ideal space for a home office, den, or workout area. The lower level offers direct garage access along with additional storage and closet space, keeping everything neatly organized. Whether you're a first-time homebuyer, downsizing, or investing, this well-maintained townhome offers a perfect blend of space, comfort, and location—just minutes from parks, shopping, and transit.