



**GRASSROOTS**  
REALTY GROUP

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**209 Patina Park SW**  
**Calgary, Alberta**

**MLS # A2229098**



**\$495,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,355 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Enclosed, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Quartz Counters		

**Inclusions:** N/A

Do you DREAM of inner city living, renovated kitchens, gorgeous downtown views, and attached garages? Welcome HOME. Step inside to an open-concept kitchen and living area, ideal for entertaining or relaxing by the cozy natural gas fireplace. The kitchen, the heart of the home, features sleek white quartz countertops, stainless steel appliances, and ample cabinetry &ndash; perfect for the modern chef. The kitchen enjoys breathtaking views of the downtown, which only gets better when you step onto the ample balcony, with the added convenience of the gas outlet for the BBQ's. Upstairs you'll find 2 bedrooms, 2 bathrooms; the master retreat is generously sized, with an even better view than kitchen, and a sumptuous bathroom. The home includes a developed basement, offering additional living space for a home office, media room, or guest area. Additional features include an attached single heated garage, ensuring comfort during Calgary's winters, and added storage space for your convenience. For your daily commute, rest easy knowing you are only 11 minutes to edge of downtown, while Stoney Trail is 6 minutes away (Bow Trail exit). Edworthy park starts only &frac14; mile away and the ultimate weekend get-a-way, Banff, is only 6 2 minutes away. Don't miss your chance to live in a renovated home, with attached garage, minutes from work, and with stunning downtown views. Call for your private viewing today.