



GRASSROOTS
REALTY GROUP

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82, 5810 Patina Drive SW
Calgary, Alberta

MLS # A2237878



\$550,000

Division:	Patterson		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 493
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Storage, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to exclusive living in Patterson Hill! This 2-bedroom + den walkout condo offers a bright, functional layout and timeless features. The main level includes a sunken living room with beautiful hardwood flooring, a vaulted ceiling, and a cozy corner gas fireplace. Just off the living room is a dedicated dining area, both of which open onto a private deck—perfect for relaxing or entertaining. The bright white kitchen includes a breakfast nook overlooking the green space, offering a sunny and casual spot to start your day. Each of the two bedrooms has its own ensuite—one a convenient 3-piece with steam shower and built-in bench, the other a full 4-piece bathroom. The walkout lower level features a spacious family/media room with another corner gas fireplace and double sliding patio doors that lead to a private patio and green space—ideal for BBQs, outdoor gatherings, or a safe play area for kids. Enjoy life on the hill, just minutes from shops, schools, and all the amenities you need. Don’t miss this opportunity—book your private showing today!