



**GRASSROOTS**  
REALTY GROUP

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**77, 5810 Patina Drive SW**  
**Calgary, Alberta**

**MLS # A2262528**



**\$449,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Paved, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Gentle Sloping, Interior Lot, Landscaped, Low Maint		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** Refrigerator, Stove, Hoof-Fan, Dishwasher, All Window Coverings, Garage Door Opener w/ Controls, Water Softener (as-is), Vacuum System + Attachments

Welcome to #77, 5810 Patina Drive SW — a beautifully maintained multi-level townhome nestled in the picturesque community of Patterson. Offering over 1,590 Sq.Ft. of above-grade living space plus a fully developed basement, this home features a total of two bedrooms + family room, providing space and flexibility for your lifestyle. The main level boasts vaulted ceilings, a bright and welcoming living room with a cozy gas fireplace, and a mix of carpet and laminate flooring throughout. The kitchen is both functional and inviting, with white cabinetry, a central kitchen island, brand new stainless steel appliances, and a full pantry. Enjoy seamless flow between the formal dining room and the sun-soaked breakfast nook, which opens to your rear deck. Outdoor living is a highlight here, with a front balcony for morning coffee and a rear deck backing directly onto a beautiful park and shared greenspace, offering expansive city skyline views. Upstairs, the primary suite features a 3-piece ensuite, while the second bedroom, full bath, and bright family room add comfort and versatility. Downstairs, the fully developed basement includes a large recreation room, a charming wood-burning fireplace, rough-in for a future bathroom, laundry/utility space, and direct access to the attached single garage. The home also includes a brand new 60-gallon hot water tank and excellent storage options. This well-managed, pet-friendly complex offers a peaceful lifestyle surrounded by mature landscaping and pathways, with easy access to downtown Calgary, Westside Rec Centre, C-Train, shopping, and top-rated schools. Pets are allowed with board approval