



**GRASSROOTS**  
REALTY GROUP

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**90 Patina Rise SW**  
**Calgary, Alberta**

**MLS # A2271267**



**\$469,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

This bright and spacious end-unit townhome offers exceptional value in the desirable community of Patterson. Recent updates include newly replaced roof, windows, a new water tank, and fresh interior paint throughout, adding comfort, efficiency, and a clean, move-in-ready feel. The tandem double garage provides plenty of room for two vehicles along with built-in shelving and extra storage in the furnace room. Inside, you'll be impressed by the expansive living and dining areas, perfect for both everyday living and entertaining. The living room features a cozy fireplace with mantle and custom built-ins and opens onto a sunny front balcony. The generous L-shaped kitchen is filled with natural light and includes a breakfast nook with direct access to the private rear deck, which overlooks a peaceful, park-like green space — an ideal spot to unwind. Upstairs features two well sized bedrooms with a charming den surrounded by windows, making it an excellent home office or reading room. The spacious 4-piece bathroom connects directly to the primary bedroom while also offering hallway access. Convenient built-in cabinetry in the upper hallway provides additional storage. Located in sought after Patterson, this home offers quick access to downtown, major routes, C-Train stations, shopping, and everyday amenities. A well maintained, beautifully updated home in a prime location — this one is a must see.