



**40 Patina Terrace SW
Calgary, Alberta**

MLS # A2301285



\$489,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Single Garage Attached,		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Direct Control (DC(pre1P2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		
Inclusions:	none		

FULLY RENOVATED & UPDATED | HIGHLY DESIRABLE PATTERSON COMPLEX | OVERSIZED TANDEM GARAGE | PET FRIENDLY | AMPLE PATHWAYS & TRAILS | Are you searching for an updated, well-managed townhome on Calgary's west side? Welcome to 40 Patina Terrace SW in the highly desirable community of Patterson. This exceptional home checks all the boxes. Tucked away in an extremely private complex, it offers peace and quiet while still being just a 15-minute commute to downtown. The attached tandem garage provides parking for two vehicles plus ample storage, which is rare in this segment. Complete with epoxy flooring and insulation, this versatile space can easily function as both a garage and home gym. Pride of ownership is evident throughout, with hardwood flooring, including the stairs, leading up to the bright and inviting main level. The renovated kitchen features quartz countertops, stainless steel appliances, and upgraded taps and fixtures. The open-concept main floor offers a spacious living and dining area centered around a cozy gas fireplace, making it ideal for entertaining. Enjoy both an east-facing deck with beautiful morning sun and a west-facing rear deck that opens onto the central green space, often visited by deer. Upstairs, the updated railings and banister continue the home's polished feel. The beautifully renovated bathroom has been completed with no expense spared, showcasing elegant fixtures, a soaker tub, standalone shower, tiled floors, and stone countertops. The primary bedroom faces east, welcoming the morning sun while staying cooler in the afternoon. A second bedroom and a generous bonus room complete the upper level, with the bonus room offering easy potential to be converted into a third bedroom if desired. This location is exceptionally quiet, and with the properties across

the street facing east, the home enjoys an added sense of privacy. Patterson is one of Calgary's premier west-side communities, offering quick access to downtown, Sarcee Trail, and Stoney Trail. Opportunities in this sought-after complex are rare. Book your private showing today.