



114 Patina Park SW
Calgary, Alberta

MLS # A2139891



\$449,000

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Single		
Lot Size:	-		
Lot Feat:	Corner Lot, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d37
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	portable A/C unit negotiable		

Welcome to 114 Patina Park SW, a prime gem in the highly sought-after Patterson community. This delightful end-unit townhouse is perfect for first-time homebuyers and investors. The main floor features a bright and cozy living room, a charming dining room, a separate eat-in kitchen, a convenient 2-piece bathroom, main floor laundry with extra storage shelving, and an expansive south-facing patio, ideal for summer BBQs and drinks. Upstairs, you'll find two large inviting bedrooms, both with mirrored walk-in closets, and a lovely 4-piece main bathroom with quartz counters, a spacious corner jetted tub, and a separate stand-up shower. The thoughtfully developed basement boasts a generously sized room, perfect for a fantastic media room experience. The home also includes a heated single attached garage and ample storage in the utility/furnace room. This home's location is unparalleled, providing easy access in and out of the community. It's just a 15-minute commute to downtown and a quick drive to various shops and amenities in Strathcona, West 85 shops in Aspen Woods, the West Side Rec Centre, and WinSport. For public transit users, a bus stop just outside the complex connects conveniently to the 69th Street LRT station. The new West Calgary Ring Road enhances accessibility to NW and Highway 1, the new Farmers' Market, and C.O.P. Additionally, the community's excellent location ensures quick access to the mountains, making Highway 1 and Highway 8 easily reachable. This complex is maintained to a high standard and boasts excellent condo management, making it an ideal choice for families and pet owners. Both the front and back of the unit offer beautiful views of large, blooming trees, enhancing the charm and tranquility of this home. Most recent updates include freshly painted walls and baseboards, new kitchen and bathroom cabinet doors, & newer

stainless-steel appliances. Don't miss out on this exceptional opportunity to call this place home!