



**9, 5790 Patina Drive SW  
Calgary, Alberta**

**MLS # A2182716**



**\$615,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Window Coverings

Why pay rent when you can own an affordable home in the desirable community of Patterson in SW Calgary? This beautiful end-unit townhouse is in a quiet spot with mature trees, adding to its curb appeal and privacy. It's ready to move into and fully developed across all three levels, with a 2 year old high-efficiency furnace! The upper level features a spacious primary bedroom with a four-piece ensuite, additional bedrooms, and a full bathroom. On the main level, you'll find a spacious kitchen with an island and a large breakfast nook that provides access to the rear deck—perfect for your BBQs—with southwest exposure for plenty of afternoon sunlight. This level also includes a separate dining space, a two-piece powder room, a living room with a gas fireplace, and glass doors leading to a patio above the garage. The lower level boasts a large family room with another gas fireplace, roughed-in plumbing for a future bathroom, and access to your insulated attached garage. It is just a ten-minute drive to downtown, with city transit routes leading to the 69th Street C-Train station. Low condo fees in a well-managed complex could be yours. Call your favourite realtor for a viewing today! For investors seeking a landlord opportunity, this property is currently tenant-occupied (until February 28) under a lease agreement with a monthly rent of \$3,500, plus utilities.