



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

213 Patina Park SW
Calgary, Alberta

MLS # A2207853



\$491,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,441 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Partial, Partially Finished

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 468

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: garage door opener and remote

Located in the desirable complex of Patina Park, this 2-storey townhome offers the perfect blend of comfort, style, and scenery. Perched above a serene ravine, enjoy unobstructed panoramic views of the city skyline—a stunning backdrop for your morning coffee on the spacious private deck. The main floor welcomes you with an inviting living room featuring a central fireplace, seamlessly flowing into the dining area—perfect for entertaining. The bright, eat-in kitchen offers ample space and natural light. Consider adding an island or move your dining area here to encourage connection over meals. A discreet 2-piece powder room adds convenience on this floor. Upstairs, you'll find three generously sized bedrooms, ideal for families or guests, and a spacious 4-piece bathroom that adds to the home's functional layout. The fully finished lower level includes a versatile flex room—perfect as a home office, gym, or cozy family retreat—along with laundry facilities and direct access to the attached garage. With visitor parking nearby and a quick commute to downtown, this home combines the tranquility of nature with the convenience of city living.