



GRASSROOTS
REALTY GROUP

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

321 Patina Court SW
Calgary, Alberta

MLS # A2211443



\$639,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,448 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 884
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: N/A

Take a virtual stroll through this delightful end-unit bungalow with its immersive 3D tour! Located in the sought-after gated community of Patterson Ridge Estates, this home radiates quiet elegance and is flooded with natural light. Step into an open-concept layout featuring a bright living room with a charming bow window soaking in the sunlight. The kitchen boasts a functional island and a cozy breakfast nook that opens onto the balcony, perfect for morning coffee or evening relaxation. The spacious dining area, framed by a picturesque window, invites you to dine while enjoying views of lush greenery and mature trees. The main floor offers two generously sized bedrooms and a full bathroom. The walk-out basement extends the living space with a comfortable family room complete with a corner fireplace, an additional bedroom, an office, and a convenient half bathroom. Nestled near scenic walking paths, parks, schools, shopping, and the West LRT station, this home offers unparalleled convenience. With quick access to Banff (within an hour) and downtown Calgary (less than 20 minutes), you're at the heart of it all. Grocery stores, restaurants, coffee shops, and schools—everything you need is just a short drive or walk away. It's only 7 minutes to Ernest Manning High School and under 10 minutes to local elementary and junior high schools. Don't miss your chance to experience refined living at its best. Schedule your private viewing today and make this exquisite home your own!