

\$630,000 - 127 Patina Court Sw, Calgary

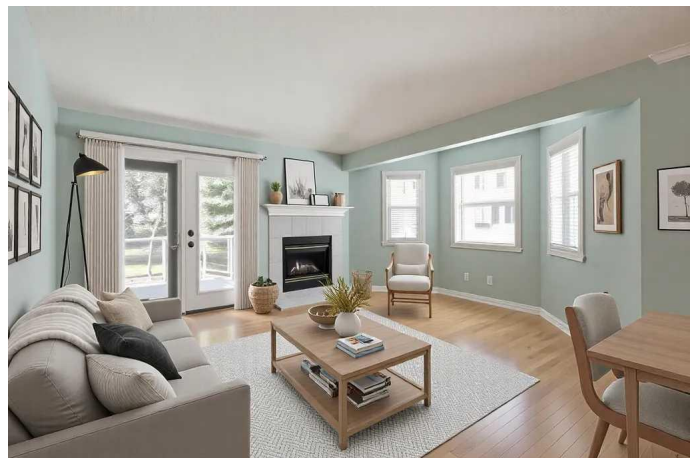
MLS® #A2211176

\$630,000

3 Bedroom, 3.00 Bathroom, 1,453 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Rare End Unit Bungalow Villa in Prestigious Patterson Ridge Estates! Opportunities like this don't come often as properties in this highly sought-after complex rarely hit the market! This meticulously maintained end unit bungalow villa is nestled in the exclusive Patterson Ridge Estates and offers the rare combination of natural light and private, tree-lined surroundings. Featuring an open-concept floor plan, the main level includes two spacious bedrooms, a bright and inviting living area, and a convenient main floor laundry room. The home has been lovingly cared for, allowing you to move in and personalize with your own updates. Enjoy the comfort of a double attached garage with driveway parking, ideally located next to visitor parking for added convenience. The fully finished lower level is easily accessible via a stairlift (which can be removed if not needed) and offers incredible living space with a third bedroom, a large recreation room (complete with included shelving unit), a 4-piece bathroom, a workshop, a storage room, a utility room, and an attached cold storage room. This boutique complex of only 20 townhomes and 28 apartments shares access to the main condominium building, which features a party room and a guest suite available for visiting friends or family. The complex is exceptionally well managed, with condo fees covering all utilities except electricity. Set in the scenic Patterson community, you'll enjoy access to walking



paths, green spaces, and a peaceful, established neighborhood. Donâ€™t miss this rare opportunityâ€”book your private showing today!

Built in 1999

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211176 |
| Price | \$630,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,453 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 127 Patina Court Sw |
| Subdivision | Patterson |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4K9 |

Amenities

| | |
|----------------|---|
| Amenities | Party Room, Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, Open Floorplan, Laminate Counters |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Awning(s), Barbecue |
| Lot Description | Cul-De-Sac, Treed |
| Roof | Tile |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 35 |
| Zoning | DC |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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