

# \$475,000 - 198 Patina Park Sw, Calgary

MLS® #A2193564

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this charming end-unit, two-storey townhome located in the sought-after community of Patterson. Thoughtfully designed for both comfort and practicality, this home features a single attached garage and a full driveway, providing ample parking in a quiet, well-established neighborhood. Inside, you'll be greeted by large, sun-filled windows that bathe the space in natural light, creating a bright and inviting atmosphere. The main floor boasts an open-concept living and dining area, highlighted by a cozy gas fireplace—ideal for relaxing evenings or entertaining guests. The well-appointed kitchen offers generous cabinet and counter space, along with a window over the sink for added brightness. Step directly out onto the back deck—perfect for al fresco dining or morning coffee—complete with steps leading to a green space, ideal for dog walks or enjoying the outdoors. A convenient two-piece bath and main-floor laundry enhance the functionality of the layout. Upstairs, the spacious primary bedroom features a large closet and Jack-and-Jill access to a four-piece bathroom, combining comfort and convenience. The second bedroom is equally roomy, while a versatile bonus room provides an ideal space for a home office, den, or workout area. The lower level offers direct garage access along with additional storage and closet space, keeping everything neatly organized. Whether you're a first-time homebuyer, downsizing, or



investing, this well-maintained townhome offers a perfect blend of space, comfort, and locationâ€”just minutes from parks, shopping, and transit.

Built in 1992

**Essential Information**

MLS® #	A2193564
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	198 Patina Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E3

**Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	24
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
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