

# \$649,900 - 127 Patina Court Sw, Calgary

MLS® #A2211176

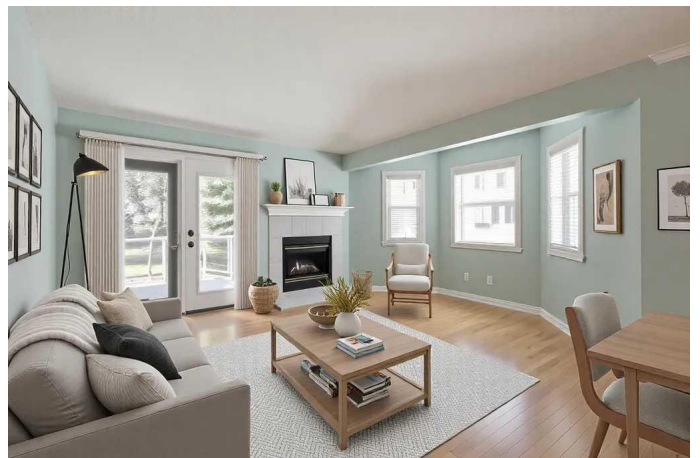
**\$649,900**

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	\$649,900
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, Laminate Counters, Open Floorplan
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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	Awning(s), Barbecue, Private Entrance
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	25
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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