

\$491,000 - 198 Patina Park Sw, Calgary

MLS® #A2193564

\$491,000

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	\$491,000
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	4
Zoning	M-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.