



5 Patina Point SW
Calgary, Alberta

MLS # A2293966



\$415,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	City Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 464
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: N.A

Welcome to 5 Patina Point SW, a tastefully updated 2 bedroom, 1.5 bath townhome offering 1,340 sq. ft. of comfortable living space in the highly desirable community of Patterson on Broadcast Hill. Surrounded by mature trees, abundant green spaces, and sweeping city views from the community, this location offers the perfect balance of convenience and nature right outside your front door. Step inside to a functional foyer entry that leads up to the open concept main living area, where you'll find solid oak hardwood floors, a wall of bay windows overlooking the trees, filling the space with natural light, and a cozy gas fireplace offering an inviting setting for relaxing evenings or hosting family and friends over the holidays. The updated kitchen features oak cabinetry, custom concrete countertops, a generous island, and direct access to the private back deck overlooking a green space the ideal spot for morning coffees or warm summer dinners. Upstairs, you'll find a very large primary bedroom with a custom feature wall, a second well-sized bedroom, and an updated 4-piece bathroom complete with a large corner soaker tub. A bright loft area offers the perfect spot for a home office, reading nook, or additional family lounge space. The attached double garage provides secure parking for two vehicles plus a driveway stall, making parking effortless and storage abundant, a rarity with inner city living! Perfectly positioned just steps from transit, minutes to downtown, and with easy access to the mountains, this townhome offers an unbeatable lifestyle and value. Don't miss your chance to own in one of Calgary's most sought after communities!