



53, 5810 Patina Drive SW
Calgary, Alberta

MLS # A2304159



\$450,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,622 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 493
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Vaulted Ceiling(s)		

Inclusions: None

Beautifully maintained 2-bedroom, 3-bathroom townhome in sought-after Patterson, offering privacy, functionality, and low-maintenance living just minutes from downtown. Ideal for professionals, roommates, or guests, this thoughtfully designed home features two spacious primary bedrooms, each with its own ensuite. The bright main level showcases vaulted ceilings, bamboo flooring, and an open-concept living space centered around a cozy gas fireplace. The well-appointed kitchen features rich maple cabinetry, stainless steel countertops, ample storage, and a newer dishwasher (2024). Enjoy peaceful outdoor living with both an upper deck and lower walkout patio. The fully finished walkout basement offers exceptional flexibility with a large recreation/media room, second fireplace (wood-burning with gas log lighter), finished laundry room, dedicated hot tub room with capped plumbing, and direct outdoor access. Major updates provide peace of mind, including the complete removal of Poly-B plumbing, a high-efficiency furnace with transferable 10-year warranty (2023), central air conditioning (2023), updated hot water tank, and new bedroom windows. Additional features include a single attached garage, low condo fees, and a pet-friendly, well-managed complex. Quietly located near green space with quick access to downtown, Westhills, Aspen Landing, C-Train service, and major transportation routes. An outstanding opportunity to enjoy comfortable, lock-and-leave living in one of Calgary's most desirable west-side communities.