



**53, 5810 Patina Drive SW
Calgary, Alberta**

MLS # A2304159



\$529,900

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

Welcome to this beautifully maintained 2-bedroom, 3-bathroom townhome in the highly sought-after community of Patterson, offering a rare combination of privacy, functionality, and low-maintenance living just minutes to downtown. This thoughtfully designed home features two spacious primary bedrooms, each with its own ensuite, making it ideal for professionals, roommates, or guests. The main level showcases vaulted ceilings, bamboo flooring, and a bright, open-concept living space centered around a cozy gas fireplace. The kitchen is both functional and stylish, featuring sleek black cabinetry, a unique stainless steel countertop, ample storage, and a newer dishwasher (2024)—a modern, design-forward space that stands out from the ordinary. Enjoy your own private, tranquil outdoor setting with both an upper deck and a lower walkout patio—perfect for relaxing or entertaining. The fully finished walkout basement adds incredible flexibility, featuring a large recreation/media room with a second fireplace (wood-burning with gas log lighter), a spacious finished laundry room, and a dedicated hot tub room with capped plumbing (not currently in use), plus direct outdoor access. Additional highlights include new furnace and central A/C (2023), Poly-B plumbing replaced, new bedroom windows, and a single attached garage, all within a pet-friendly, well-managed complex with low condo fees. Ideally located in a quiet, green space setting with quick access to downtown, Westhills, Aspen Landing, C-Train, and major routes.