



**40 Patina Terrace SW  
Calgary, Alberta**

**MLS # A2310971**



**\$479,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Single Garage Attached,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Direct Control (DC(pre1P2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	none		

Here it is! A beautifully renovated townhome in a quiet, well-managed Patterson complex with an oversized tandem garage and two outdoor living spaces! This property offers exceptional privacy and convenient access to downtown, major routes, and nearby pathways. The home features a fully updated kitchen with quartz countertops, stainless steel appliances, and modern fixtures. Hardwood flooring extends through the main level and staircase, leading to a bright, open-concept living and dining area complete with a gas fireplace. Enjoy both an east-facing front deck for morning sun and a west-facing rear deck backing directly onto the central green space. Upstairs, the home continues to impress with updated railings and a professionally renovated bathroom featuring a soaker tub, separate tiled shower, upgraded fixtures, and stone counters. The primary bedroom faces east, while a second bedroom and a spacious bonus room complete the upper level. The bonus room offers straightforward potential to be converted into a third bedroom. The tandem attached garage accommodates two vehicles plus storage and includes epoxy flooring and insulation, making it suitable for a home gym or workspace. This complex is known for its peaceful setting, mature landscaping, and proximity to natural areas. This well-maintained, move-in-ready property in one of Calgary's most desirable west-side communities checks all the boxes! Book your private showing!