



205, 200 Patina Court SW
Calgary, Alberta

MLS # A2312518



\$500,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,218 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 648
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Natural Gas BBQ on the deck		

Welcome to #205 200 Patina Court SW, an inviting 2-bedroom, 2-bathroom condo located in one of Calgary's most established and desirable west-side communities. Perched in the sought-after hilltop neighbourhood of Patterson, this home offers a rare combination of comfort, convenience, and low-maintenance living surrounded by mature trees, quiet streets, and easy access to everything Calgary has to offer. Just minutes from downtown, you'll enjoy the perfect balance of a peaceful residential setting while remaining connected to shopping, restaurants, parks, and major transportation routes. Inside, the spacious floor plan is designed for comfortable everyday living. The bright living room flows seamlessly into the dining area, creating an inviting space for hosting family and friends or simply enjoying a quiet evening at home. Large windows bring in natural light throughout the day, while the covered balcony provides a comfortable outdoor retreat with city views and room to relax. The generously sized primary bedroom features a walk-in closet and private 3-piece ensuite. A second bedroom and full bathroom offer flexibility for overnight guests, visiting family, hobbies, or a dedicated home office. Thoughtful conveniences throughout the building help make day-to-day living effortless. Residents enjoy heated secure parking, a full-height storage room conveniently located on the same floor as the unit, in-floor heating, a guest suite, social room, secure entry, and well-maintained common areas. Accessibility is also a standout feature, with no steps from the building entrance to the elevator and no stairs required from the parkade to your home. Built with concrete construction, the building offers the quiet atmosphere and sense of security that many buyers are looking for in a long-term home. Whether you're downsizing from a larger property, looking for a lock-and-leave lifestyle that

allows you to travel with confidence, or simply searching for a comfortable home in a mature community, this property offers an exceptional opportunity to enjoy the next chapter with ease. Book your private showing today to experience why Patterson continues to be one of Calgary's most treasured communities and Let's make YOUR dreams... Realty!