



**68 Patina Point SW**  
**Calgary, Alberta**

**MLS # A2325728**



**\$444,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Window Coverings, Freestanding mirrored shelving unit in ensuite bath, metal and wood shelving in garage, heater in garage (as is)

Discover the perfect blend of comfort, privacy, and convenience in this tastefully updated end-unit townhome in the sought-after Capilano Point complex in Patterson. Backing onto green space with no neighbours behind and overlooking mature trees and a picturesque greenbelt with skyline views, this home offers a peaceful setting inside and out. With over 1,500 sq. ft. of bright living space, the versatile layout features a spacious living area, main floor laundry and two generous bedrooms plus a den—perfect for a home office or guest room. The luxurious primary ensuite includes a large corner soaker tub and excellent storage, while the main-floor powder room is ideal for guests. Enjoy two inviting outdoor spaces: a private deck off the kitchen for barbecuing and entertaining, plus a sunny south-facing balcony that's perfect for morning coffee, container gardening, or relaxing with a good book. Thoughtful updates include maple hardwood flooring, quartz countertops, a sparkling ledger stone backsplash, upgraded lighting, ceramic tile in the ensuite, an undermount kitchen sink, updated cabinet hardware, additional attic insulation (2024), a new ensuite toilet (2026), and updated exterior lighting. The insulated, drywalled tandem double garage includes a heater (ATCO inspected) plus an additional parking pad outside. Professionally managed and pet-friendly, Capilano Point features beautiful landscaping features, ample visitor parking, a healthy reserve fund, and major recent exterior updates, including shingles, balconies, composite decking, railings, eavestroughs, and downspouts. Ideal for young professionals or empty nesters seeking a low-maintenance lifestyle, this exceptional home is just minutes from parks, ridge pathways, shopping, transit, and major routes including Bow Trail, Sarcee Trail, and Stoney Trail.