



GRASSROOTS
REALTY GROUP

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17 Patina Park SW
Calgary, Alberta

MLS # A2327853



\$429,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d37
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to 17 Patina Park SW – a beautifully updated west-facing end-unit townhouse backing onto expansive green space with no rear neighbours! Nestled in one of Patterson's most desirable locations, this exceptional home offers the perfect combination of privacy, natural beauty, and convenience. Enjoy peaceful views of the mature, treed park directly behind your home and relax on the spacious west-facing composite deck while taking in Calgary's beautiful sunsets. Offering nearly 1938 sq. ft. of developed living space, this thoughtfully designed home lives like a detached property with an efficient layout and no wasted space. The bright main floor features a spacious living and dining area with a cozy corner fireplace, creating an inviting space for both everyday living and entertaining. The west-facing kitchen is filled with natural light and offers stainless steel appliances, ample cabinetry, generous counter space, and room to add a large island if desired. A convenient rear mudroom with built-in storage and a private 2-piece bathroom complete the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet featuring custom organizers. The beautifully updated bathrooms showcase stone countertops, while the renovated ensuite includes a stylish tiled walk-in shower and a relaxing soaker tub. Additional windows, exclusive to this desirable end-unit location, bring in abundant natural light throughout the home. The fully finished basement provides excellent flexibility with a large recreation room, home theatre, office, or fitness space, along with abundant storage and additional room for hobbies or future customization. Recent year updates include newer carpeting, newer furnace, stainless steel appliances, bathrooms, and a maintenance-free composite deck with aluminum railings, making

this home truly move-in ready. Located in the highly sought-after community of Patterson, you'll enjoy quick access to parks, walking paths, excellent schools, shopping, public transit, the West LRT station, downtown Calgary, and Stoney Trail, making commuting throughout the city effortless. This rare end-unit backing onto green space offers an exceptional opportunity to enjoy comfort, privacy, and one of the best locations in the complex. Don't miss your chance to make it yours!