

82, 5810 Patina Drive SW
Calgary, Alberta

MLS # A2237878



\$550,000

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|------------------|---|---------------|-------------------|
| Division: | Patterson | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,574 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 2 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Front Yard, No Neighbours Behind | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 493 |
| Basement: | Full, Partially Finished, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-CG d30 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, High Ceilings, Storage, Vaulted Ceiling(s) | | |

Inclusions: NA

OPEN HOUSE Saturday, July 12th 2PM-4PM ***** Welcome to exclusive living in Patterson Hill! This 2-bedroom + den walkout condo offers a bright, functional layout and timeless features. The main level includes a sunken living room with beautiful hardwood flooring, a vaulted ceiling, and a cozy corner gas fireplace. Just off the living room is a dedicated dining area, both of which open onto a private deck—perfect for relaxing or entertaining. The bright white kitchen includes a breakfast nook overlooking the green space, offering a sunny and casual spot to start your day. Each of the two bedrooms has its own ensuite—one a convenient 3-piece with steam shower and built-in bench, the other a full 4-piece bathroom. The walkout lower level features a spacious family/media room with another corner gas fireplace and double sliding patio doors that lead to a private patio and green space—ideal for BBQs, outdoor gatherings, or a safe play area for kids. Enjoy life on the hill, just minutes from shops, schools, and all the amenities you need. Don’t miss this opportunity—book your private showing today!