

77, 5810 Patina Drive SW  
Calgary, Alberta

MLS # A2262528

\$449,900

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Patterson                                                                   |        |                   |
| Type:     | Residential/Five Plus                                                       |        |                   |
| Style:    | 2 Storey, Attached-Side by Side                                             |        |                   |
| Size:     | 1,594 sq.ft.                                                                | Age:   | 1990 (35 yrs old) |
| Beds:     | 2                                                                           | Baths: | 2 full / 1 half   |
| Garage:   | Garage Door Opener, Garage Faces Front, Paved, Single Garage Attached       |        |                   |
| Lot Size: | -                                                                           |        |                   |
| Lot Feat: | Back Yard, Few Trees, Gentle Sloping, Interior Lot, Landscaped, Low Mainten |        |                   |

|             |                                             |            |          |
|-------------|---------------------------------------------|------------|----------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas, Wood | Water:     | -        |
| Floors:     | Carpet, Laminate, Tile                      | Sewer:     | -        |
| Roof:       | Clay Tile                                   | Condo Fee: | \$ 482   |
| Basement:   | Finished, Full                              | LLD:       | -        |
| Exterior:   | Brick, Stucco                               | Zoning:    | M-CG d30 |
| Foundation: | Poured Concrete                             | Utilities: | -        |
| Features:   | Kitchen Island, Laminate Counters, Pantry   |            |          |

**Inclusions:** Refrigerator, Stove, Hoof-Fan, Dishwasher, All Window Coverings, Garage Door Opener w/ Controls, Water Softener (as-is), Vacuum System + Attachments

Welcome to #77, 5810 Patina Drive SW &mdash; a beautifully maintained multi-level townhome nestled in the picturesque community of Patterson. Offering over 1,590 Sq.Ft. of above-grade living space plus a fully developed basement, this home features a total of two bedrooms + family room, providing space and flexibility for your lifestyle. The main level boasts vaulted ceilings, a bright and welcoming living room with a cozy gas fireplace, and a mix of carpet and laminate flooring throughout. The kitchen is both functional and inviting, with white cabinetry, a central kitchen island, brand new stainless steel appliances, and a full pantry. Enjoy seamless flow between the formal dining room and the sun-soaked breakfast nook, which opens to your rear deck. Outdoor living is a highlight here, with a front balcony for morning coffee and a rear deck backing directly onto a beautiful park and shared greenspace, offering expansive city skyline views. Upstairs, the primary suite features a 3-piece ensuite, while the second bedroom, full bath, and bright family room add comfort and versatility. Downstairs, the fully developed basement includes a large recreation room, a charming wood-burning fireplace, rough-in for a future bathroom, laundry/utility space, and direct access to the attached single garage. The home also includes a brand new 60-gallon hot water tank and excellent storage options. This well-managed, pet-friendly complex offers a peaceful lifestyle surrounded by mature landscaping and pathways, with easy access to downtown Calgary, Westside Rec Centre, C-Train, shopping, and top-rated schools. Pets are allowed with board approval