

# \$615,000 - 28, 5790 Patina Drive Sw, Calgary

MLS® #A2232223

**\$615,000**

2 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Perched on the ridge in one of SW Calgary's most desirable communities, this 2-bedroom + den, 2.5-bathroom townhome blends comfort, function, and modern charm, with over 2500 sq. ft. of developed living space. Step inside to a bright, airy foyer that sets the tone for the home. The kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, abundant cabinetry and a breakfast bar. A charming bay window in the dining area maximizes sun light in this space. The main floor is sure to impress, with vaulted ceilings, open-concept living space, and a cozy gas fireplace with a reclaimed wood mantle on a contemporary feature wall. The breathtaking sunroom is a plant lover's DREAM - flooded with natural light and the perfect spot to unwind or cozy up with a good book. The den extends the living area, or can easily convert into a third bedroom if needed. The massive primary bedroom features a walk-through closet and a modernized 3-piece ensuite with tile walk-in shower. A nicely tucked away 2 piece bathroom completes the main floor. The fully redone and modernized stairwell leads to a sprawling lower level with over 1,200 sq. ft. of space, including a large recreation room with a walk-out patio, an oversized second bedroom with a large closet, a 4-piece bathroom with soaker tub, plus laundry and an expansive storage area. Additional highlights include a double attached garage with built-in storage, a private



driveway, visitor parking, and tennis courts just minutes away. With easy access to major roads, your commute to downtown is just 15 mins, and heading out for a weekend in the mountains is quick and easy. Ample amenities nearby include playgrounds, schools, shopping, transit and more! Book your private showing today!

Built in 1994

### Essential Information

MLS® #	A2232223
Price	\$615,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	28, 5790 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y5

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Tennis Court(s)
Lot Description	Landscaped, Lawn, No Neighbours Behind
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	21
Zoning	M-CG d30

## Listing Details

Listing Office	Real Broker
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