

\$495,000 - 15 Patina View Sw, Calgary

MLS® #A2224861

\$495,000

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

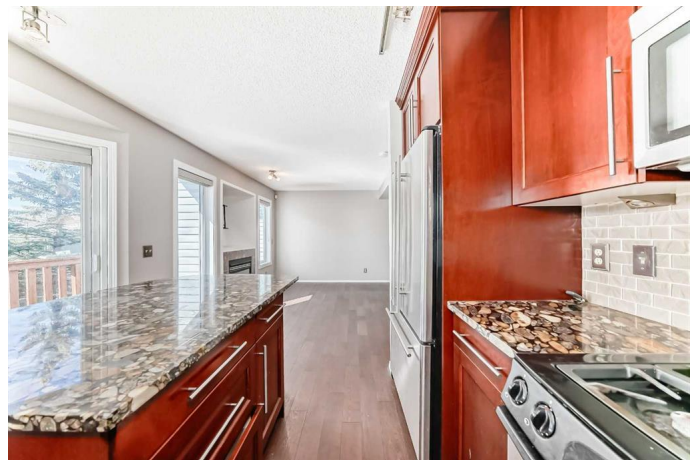
Patterson, Calgary, Alberta

Fully Renovated 3+1 Bedroom Townhouse |
Walk-Out Basement | Double Garage | 1,931
Sq Ft

Beautifully renovated and move-in ready, this spacious 3-bedroom townhouse offers 1,931 sq ft of developed living space with the potential for a 4th bedroom in the fully finished walk-out basement. Located in a quiet, well-connected community backing onto a greenbelt with walking paths.

Main Floor Features: Newer hardwood flooring, Open-concept living and dining areas with gas fireplace, Access to large deck—perfect for outdoor dining. Updated kitchen with: Cherry wood cabinetry, Granite countertops, Stainless steel appliances, including a gas stove, Glass tile backsplash and large center island. Upper Level: Spacious primary bedroom with ample closet space and custom organizers, Renovated ensuite featuring freestanding soaker tub & separate shower, Two additional bedrooms share an updated main bath. Walk-Out Basement: Fully finished with recreation area, full bath, and space for 4th bedroom, Ideal for guests, home office, or additional living space. Additional Highlights: Brand new windows, In-floor heating. Double attached garage. Located close to shopping, schools, and major commuter routes. This home combines style, functionality, and an unbeatable location—perfect for families or professionals.

Built in 1997



Essential Information

MLS® #	A2224861
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	15 Patina View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R4

Amenities

Amenities	Park, Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Balcony
Lot Description Few Trees, Landscaped, Level
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 26th, 2025
Days on Market 4
Zoning M-C1 d50

Listing Details

Listing Office First Place Realty

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