

90 Patina Rise SW
Calgary, Alberta

MLS # A2271267



\$469,900

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	N/A		
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This bright and spacious end-unit townhome offers exceptional value in the desirable community of Patterson. Recent updates include newly replaced roof, windows, a new water tank, and fresh interior paint throughout, adding comfort, efficiency, and a clean, move-in-ready feel. The tandem double garage provides plenty of room for two vehicles along with built-in shelving and extra storage in the furnace room. Inside, you'll be impressed by the expansive living and dining areas, perfect for both everyday living and entertaining. The living room features a cozy fireplace with mantle and custom built-ins and opens onto a sunny front balcony. The generous L-shaped kitchen is filled with natural light and includes a breakfast nook with direct access to the private rear deck, which overlooks a peaceful, park-like green space — an ideal spot to unwind. Upstairs features two well sized bedrooms with a charming den surrounded by windows, making it an excellent home office or reading room. The spacious 4-piece bathroom connects directly to the primary bedroom while also offering hallway access. Convenient built-in cabinetry in the upper hallway provides additional storage. Located in sought after Patterson, this home offers quick access to downtown, major routes, C-Train stations, shopping, and everyday amenities. A well maintained, beautifully updated home in a prime location — this one is a must see.