

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

MLS® #A2232223

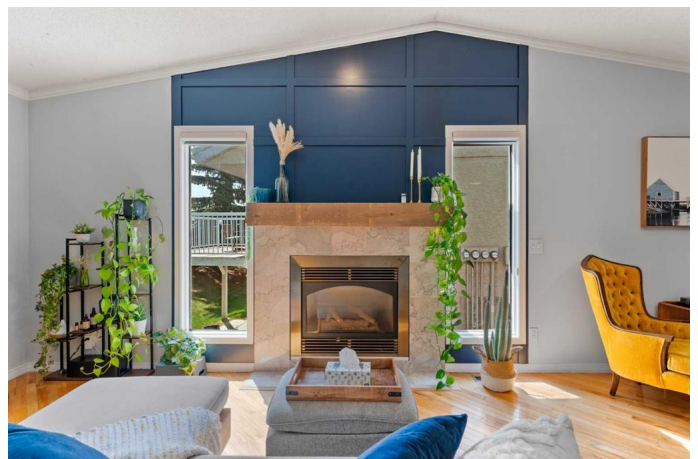
\$615,000

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 | 11 |
| Zoning | M-CG d30 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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