

# \$639,900 - 321 Patina Court Sw, Calgary

MLS® #A2211443

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Take a virtual stroll through this delightful end-unit bungalow with its immersive 3D tour! Located in the sought-after gated community of Patterson Ridge Estates, this home radiates quiet elegance and is flooded with natural light. Step into an open-concept layout featuring a bright living room with a charming bow window soaking in the sunlight. The kitchen boasts a functional island and a cozy breakfast nook that opens onto the balcony, perfect for morning coffee or evening relaxation. The spacious dining area, framed by a picturesque window, invites you to dine while enjoying views of lush greenery and mature trees. The main floor offers two generously sized bedrooms and a full bathroom. The walk-out basement extends the living space with a comfortable family room complete with a corner fireplace, an additional bedroom, an office, and a convenient half bathroom. Nestled near scenic walking paths, parks, schools, shopping, and the West LRT station, this home offers unparalleled convenience. With quick access to Banff (within an hour) and downtown Calgary (less than 20 minutes), you're at the heart of it all. Grocery stores, restaurants, coffee shops, and schoolsâ€”everything you need is just a short drive or walk away. It's only 7 minutes to Ernest Manning High School and under 10 minutes to local elementary and junior high schools. Donâ€™t miss your chance to experience refined living at its best. Schedule your private viewing today and make this



exquisite home your own!

Built in 1999

### Essential Information

MLS® #	A2211443
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	321 Patina Court Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 13th, 2025
Days on Market	36
Zoning	DC

## Listing Details

Listing Office	Homecare Realty Ltd.
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