

\$469,900 - 90 Patina Rise Sw, Calgary

MLS® #A2271267

\$469,900

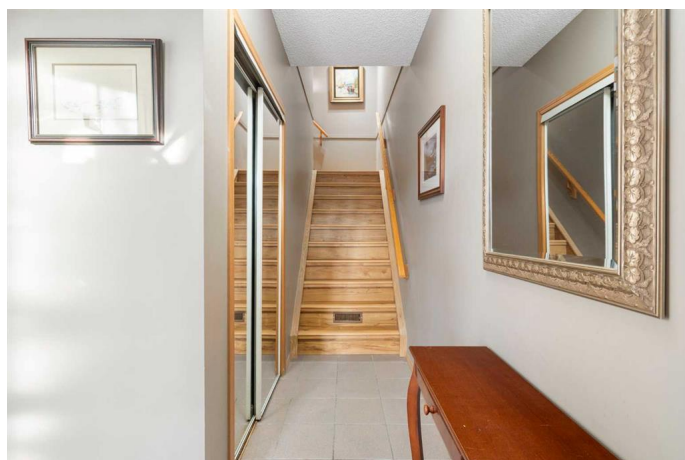
2 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

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.



Built in 1997

Essential Information

MLS® #	A2271267
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	90 Patina Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Tandem
# of Garages	2

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	See Remarks

Exterior

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

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	M-C1 d50

Listing Details

Listing Office	Royal LePage Benchmark
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