

# \$549,900 - 22, 5810 Patina Drive Se, Calgary

MLS® #A2216071

**\$549,900**

2 Bedroom, 4.00 Bathroom, 1,441 sqft

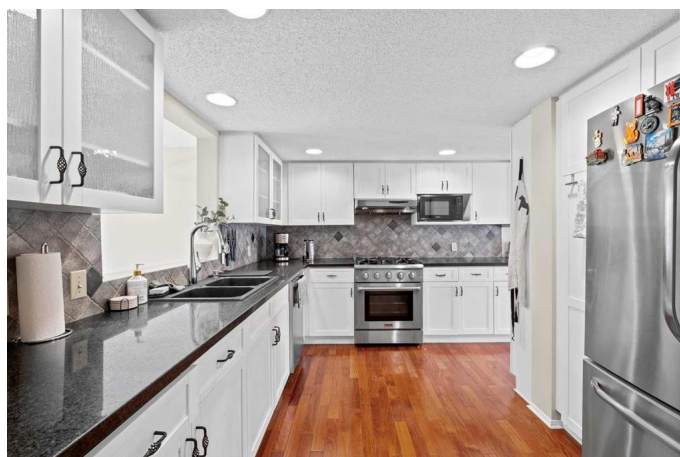
Residential on 0.00 Acres

Patterson, Calgary, Alberta

OPEN HOUSE - Saturday (May 3) from 1pm till 3pm and Sunday (May 4) from 1pm till 3pm! Whether you're looking to downsize or move up from apartment living, this spacious 3-level walkout townhome offers comfort, privacy, and a unique connection to nature. Backing onto a beautiful environmental reserve with mature trees and wildlife, you'll enjoy peaceful views year-round and even a glimpse of the downtown skyline in the winter months.

Inside, the home features a bright, open-concept design with vaulted ceilings, cherry hardwood flooring, and a south-facing backyard that fills the space with natural light. There are two generous primary bedrooms, each with a private ensuite - one featuring a luxurious steam shower for a spa-like experience at home. 3 full bathrooms and a half bath - ideal for guests. You'll also find two cozy fireplaces, a spacious kitchen with a gas stove (wired for electric if preferred), and central A/C. The walkout level includes a flexible office or hobby space, laundry, storage, and access to your private outdoor area.

Enjoy the convenience of a single attached garage, low-maintenance living, and shared access to public tennis courts, without the extra cost in your condo fees. This well-cared-for complex offers a strong sense of community, friendly neighbours, and a quiet, tucked-away feel, while still being close to transit, shopping, and major routes for commuting. If you're seeking a home that



blends lifestyle, space, and connection to nature, this is one to see. Book your showing today!

Built in 1990

### Essential Information

MLS® #	A2216071
Price	\$549,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22, 5810 Patina Drive Se
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, Environmental Reserve
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	M-CG

## Listing Details

Listing Office	CIR Realty
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