

# \$649,900 - 54, 5790 Patina Drive Sw, Calgary

MLS® #A2260165

**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,247 sqft

Residential on 0.00 Acres

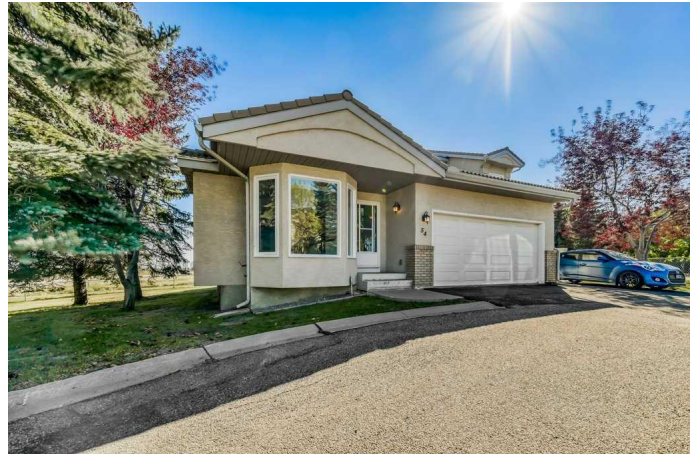
Patterson, Calgary, Alberta

Backing onto the ridge with sweeping views of downtown Calgary, this 2-bedroom + den, 2-bathroom duplex in Patterson, one of SW Calgary's most sought-after communities, offers 2,252 sqft of developed living space that blends comfort, function, and charm.

Step inside to a bright, airy foyer that sets the tone for the home. The kitchen is both stylish and practical, featuring granite countertops, white appliances, abundant cabinetry, and a breakfast bar. A charming bay window in the dining area maximizes natural light and warmth.

The main floor is sure to impress with vaulted ceilings, open-concept living, and a cozy wood-burning fireplace. The sunroom is a plant lover's dream, flooded with light and the perfect spot to unwind while enjoying downtown Calgary views. French doors open to a versatile den/office that can also serve as a third bedroom if desired.

The massive primary bedroom features a walk-through closet and a 4pc Jack & Jill ensuite. Downstairs, the fully developed lower level adds another 1,000 sqft, complete with a spacious recreation room, an oversized second bedroom with a large closet, and its own 3pc Jack & Jill ensuite with a walk-in shower. A generous laundry and storage area completes the space.



Additional highlights include a double attached garage, private driveway, visitor parking, and nearby tennis courts. With easy access to major roads, your commute downtown is only 15 minutes, and weekends in the mountains are quick and convenient. Amenities abound with schools, playgrounds, shopping, and transit all close by.

Book your private showing today!

Built in 1994

### Essential Information

MLS® #	A2260165
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,247
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	54, 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 Central Vacuum, French Door, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Tennis Court(s)

Lot Description Low Maintenance Landscape, Street Lighting, Views

Roof Clay Tile

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed September 25th, 2025

Days on Market 2

Zoning M-CG d30

## Listing Details

Listing Office CIR Realty

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