

15 Patina View SW  
Calgary, Alberta

MLS # A2224861



\$495,000

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Fully Renovated 3+1 Bedroom Townhouse | Walk-Out Basement | Double Garage | 1,931 Sq Ft Beautifully renovated and move-in ready, this spacious 3-bedroom townhouse offers 1,931 sq ft of developed living space with the potential for a 4th bedroom in the fully finished walk-out basement. Located in a quiet, well-connected community backing onto a greenbelt with walking paths. Main Floor Features: Newer hardwood flooring, Open-concept living and dining areas with gas fireplace, Access to large deck&mdash;perfect for outdoor dining. Updated kitchen with: Cherry wood cabinetry, Granite countertops, Stainless steel appliances, including a gas stove, Glass tile backsplash and large center island. Upper Level: Spacious primary bedroom with ample closet space and custom organizers, Renovated ensuite featuring freestanding soaker tub & separate shower, Two additional bedrooms share an updated main bath. Walk-Out Basement: Fully finished with recreation area, full bath, and space for 4th bedroom, Ideal for guests, home office, or additional living space. Additional Highlights: Brand new windows, In-floor heating. Double attached garage. Located close to shopping, schools, and major commuter routes. This home combines style, functionality, and an unbeatable location&mdash;perfect for families or professionals.