

# \$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 | 64               |
| Zoning         | DC               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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