



THE
A-TEAM

**RE/MAX
FIRST**

87 PATINA Hill, Calgary T3H 3N3

MLS®#: **A2165855** Area: **Patterson** Listing Date: **09/14/24** List Price: **\$509,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1996**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,500**
 Low Sqft:
 Ttl Sqft: **1,500**

DOM

5

Layout

Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Landscaped,Views**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	9`3" x 12`9"	Dining Room	Main	12`6" x 8`4"
Living Room	Main	21`4" x 12`8"	2pc Bathroom	Main	5`11" x 3`7"
Bedroom - Primary	Second	18`7" x 10`5"	Bedroom	Second	16`1" x 10`9"
5pc Ensuite bath	Second	10`4" x 6`2"	5pc Ensuite bath	Second	10`4" x 5`2"
Entrance	Main	5`9" x 11`4"			

Legal/Tax/Financial

Condo Fee:
\$395

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d30

Legal Desc: **9711052**

Remarks

Pub Rmks: **Soaring over the city, in highly desirable Patterson, the view is breathtaking before you even enter this fabulous townhome! Boasting 1500 square feet of luxury living, this turn key home features large well balanced rooms and very functional layout. The natural light flooding into the living room enhances the beautiful site finished hardwood floor running throughout the living and formal dining area. Living room features gas fireplace, and opens to a large east balcony offering stunning city and valley view. The kitchen provides ample cabinets and quartz counter work surface and still has plenty of room for bistro seating. Convenient laundry on the main makes it a breeze. Step outside onto the west deck into a tranquil park setting with mature trees to enjoy absolute quiet and shade. Upstairs, the primary suite offers more stunning views, updated 5 piece ensuite, large closet and additional space for private relaxation or office. The second bedroom features access to another upgraded bath featuring a large walk in shower. Enjoy the convenience of a tandem garage for extra storage, gym or parking for 2 vehicles. This townhome is located on a closed cul de sac, offering endless parking but no traffic, 2 blocks from the historic Hart House. With close proximity to sports fields, schools, shopping, transportation and walking pathways, and offering quick access to the mountains, the location simply cannot be beat. Have it all, elegant living, country quiet, city views and location, the BEST of everything!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











