



THE A-TEAM

RE/MAX FIRST

200 PATINA Court #308, Calgary T3H4K9

MLS@#: A2169109 Area: Patterson Listing Date: 10/01/24 List Price: \$549,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1999
Finished Floor Area: 1,366
Abv Sqft: 1,366
Low Sqft:
Ttl Sqft: 1,366

Access:
Lot Feat: Cul-De-Sac, Landscaped
Park Feat: Heated Garage, Stall, Underground

DOM

17
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: See Remarks
Heating: In Floor, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Concrete
Flooring: Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, Bedroom, etc.

Legal/Tax/Financial

Condo Fee:  
**\$690**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **9912648**

Remarks

Pub Rmks: **STUNNING PANORAMIC VIEWS from every window in this VERY SPACIOUS 2 BEDROOM TOP FLOOR CORNER APARTMENT! BEAUTIFUL TOP QUALITY CONCRETE BUILDING with a CONCRETE TILE ROOF, HEATED UNDERGROUND PARKING and LOVELY LANDSCAPED SURROUNDINGS. LOTS OF VISITOR PARKING and NO POST TENSION. This HIDDEN GEM is located on a VERY quiet cul-de-sac location in gorgeous Patterson Heights. You will absolutely LOVE this gorgeous 1366 square feet Apartment as soon as you walk through the door! The UNIQUE Open Floor Plan with 9 ' Ceilings is Bright and Cheery and features rows of windows to appreciate the fantastic views of Downtown Calgary, the River Valley and more! One of the best views in the complex! You'll appreciate and enjoy all the seasons! Very spacious Living Room with Cozy Corner Gas Fireplace adjoining the Dining Room which easily accommodates a large table for entertaining and family gatherings. Step outside to the large Balcony with Gas Line for BBQ's! The Chef will love the LEGACY KITCHEN with lovely Quartz Counter Tops and lots of cupboard and counterspace. PRIMARY BEDROOM is EXTRA LARGE featuring a Walk-In Closet with Custom Closet System and 3 Piece Ensuite with Shower. 2nd Bedroom is very generous and open to all possibilities ( Den, Office, Studio, Guest Bedroom ). Convenient INSUITE LAUNDRY and a 4 Piece Bathroom with Jacuzzi Tub! Secure Underground Heated Parking and large Storage Unit. Close to all amenities, transportation and major routes. There is a nice Guest Suite and a Party Room. This is a rare opportunity in a very well managed complex. JUST MOVE IN AND ENJOY!**

Inclusions: **None**  
Property Listed By: **MaxWell Capital Realty**

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











