



THE
A-TEAM

**RE/MAX
FIRST**

5790 PATINA Drive #9, Calgary T3H2Y5

MLS® #: **A2182716**

Area: **Patterson**

Listing Date: **12/17/24**

List Price: **\$615,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,566**
Low Sqft:
Ttl Sqft: **1,566**

DOM

4

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Concrete**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Garburator, Refrigerator, Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`2" x 4`8"
Living Room	Main	11`8" x 15`6"
Dining Room	Main	9`11" x 13`0"
Kitchen	Main	14`10" x 13`0"
Hall	Upper	5`4" x 14`6"
Bedroom	Upper	9`11" x 14`5"
Bedroom - Primary	Upper	18`8" x 13`8"

Room	Level	Dimensions
Hall	Main	9`0" x 13`0"
2pc Bathroom	Main	5`10" x 5`4"
Breakfast Nook	Main	10`3" x 11`1"
Pantry	Main	3`2" x 1`6"
Bedroom	Upper	11`7" x 10`11"
4pc Bathroom	Upper	9`2" x 5`5"
4pc Ensuite bath	Upper	6`1" x 8`2"

Hall
Furnace/Utility Room

Basement
Basement

2`11" x 4`0"
11`5" x 18`8"

Game Room
Storage
Legal/Tax/Financial

Basement
Basement

17`4" x 24`2"
13`4" x 6`4"

Condo Fee:
\$433

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9312550**

Remarks

Pub Rmks: **Why pay rent when you can own an affordable home in the desirable community of Patterson in SW Calgary? This beautiful end-unit townhouse is in a quiet spot with mature trees, adding to its curb appeal and privacy. It's ready to move into and fully developed across all three levels, with a 2 year old high-efficiency furnace! The upper level features a spacious primary bedroom with a four-piece ensuite, additional bedrooms, and a full bathroom. On the main level, you'll find a spacious kitchen with an island and a large breakfast nook that provides access to the rear deck—perfect for your BBQs—with southwest exposure for plenty of afternoon sunlight. This level also includes a separate dining space, a two-piece powder room, a living room with a gas fireplace, and glass doors leading to a patio above the garage. The lower level boasts a large family room with another gas fireplace, roughed-in plumbing for a future bathroom, and access to your insulated attached garage. It is just a ten-minute drive to downtown, with city transit routes leading to the 69th Street C-Train station. Low condo fees in a well-managed complex could be yours. Call your favourite realtor for a viewing today! For investors seeking a landlord opportunity, this property is currently tenant-occupied (until February 28) under a lease agreement with a monthly rent of \$3,500, plus utilities.**

Inclusions:
Property Listed By: **Window Coverings
Century 21 Bamber Realty LTD.**

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









