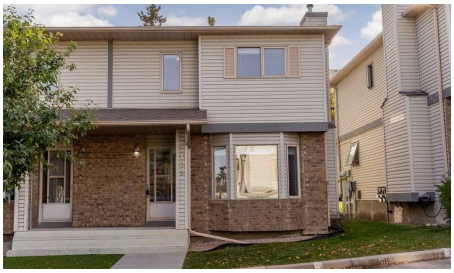
109 Patina Park SW

Calgary | Active | MLS® A2350322

$362,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1992**	**1,339 sq. ft.**

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Listed by eXp Realty

A closer look

This end-unit townhouse in Patterson backs onto a quiet park, with a south-facing deck to enjoy the green space. Inside, fresh paint, vinyl flooring and refinished staircases give the home a refreshed feel. The main floor centres around a spacious living room with a fireplace, with the kitchen and dining area nearby. The kitchen features granite countertops, white cabinetry and stainless steel appliances, while a powder room adds convenience.
Upstairs, the primary bedroom and second bedroom are joined by a full bathroom and a separate family room, offering extra space to relax, work or watch a movie. The finished basement adds a rec room, a three-piece bathroom, ample storage and a workbench for tools and home projects.
An ongoing condo improvement project is scheduled to replace all windows and fully replace the exterior in 2027. Patterson offers convenient access to west Calgary routes and amenities, with Edworthy Park and the Bow River pathway network close by. With approximately 1,339 sq. ft. above grade, this home offers room to spread out across three levels.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350322
Bedrooms	2
Bathrooms	3
Year Built	1992
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,339 sq. ft.
Main Level Finished Area:	652 sq. ft.

Upper Level Finished Area:	686 sq. ft.
Below Grade Finished Area:	626 sq. ft.
Condo Fee:	$498.58
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1992 (Age: 34)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	9311205
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patina Park
Community:	Patterson
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 20'4" × 18'9" ·
Main Floor	Kitchen · 14'6" × 12'8" ·
Upper Level	Family Room · 11'10" × 9'2" ·
Upper Level	Bedroom - Primary · 14'11" × 14'9" ·
Upper Level	Bedroom · 14'1" × 9'2" ·
Basement	Game Room · 18'3" × 15'6" ·
Basement	Furnace/Utility Room · 18'3" × 8'10" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d37
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-patina-park-sw-calgary-a2350322/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.