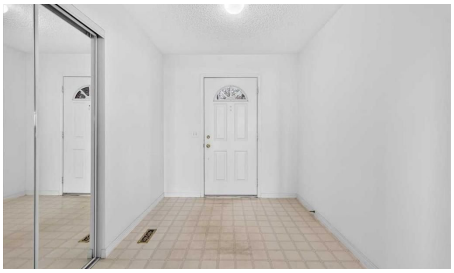
24 5790 Patina Drive SW

Calgary | Active | MLS® A2353342

$559,900









Bedrooms	Bathrooms	Year Built	Living area
2	**4**	**1994**	**1,848.98 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

An Incredible Opportunity to Renovate, Reimagine, and Make It Your Own! Located in the desirable community of Patterson, this 1.5-storey walk-out home offers over 2,000 sq. ft. of developed living space, an excellent floor plan, abundant natural light, and spectacular views from the upper deck. For buyers with a vision, this is an opportunity to transform an original home into something truly special. From the moment you enter, you'll appreciate the soaring vaulted ceilings, generous windows, and bright, open feel. The spacious living room features a gas fireplace and flows naturally into the kitchen and dining area, creating an inviting space for everyday living and entertaining. Step outside onto the upper deck, where the beautiful elevated views take centre stage, the perfect setting for morning coffee or relaxing at the end of the day. The thoughtfully designed main floor is ideal for those seeking the convenience of primarily single-level living. A generous primary bedroom features built-in storage and a private 5-piece ensuite, while a separate den, 2-piece powder room, and main-floor laundry add everyday functionality. Direct access to the double attached garage provides additional convenience. Upstairs, an open loft offers flexible space for a reading retreat, home office, or lounge, complete with an adjacent 3-piece bathroom. The fully developed walk-out basement provides additional living space with a recreation room, second gas fireplace, wet bar, pool table area, second bedroom with built-in desk, cold storage, and access to a covered lower patio. While the home retains much of its original finishes and would benefit from updating, the functional layout, vaulted ceilings, natural light, and exceptional views provide a fantastic foundation for renovation. Important improvements include the removal of all Poly-B plumbing and installation of a new furnace, both completed in 2025. Backing onto Coach Hill Road, the home offers a surprisingly quiet interior; road noise is not noticeable inside. The condominium association handles landscaping and snow removal, making this an appealing low-maintenance lifestyle. Enjoy Patterson's established west-side location, close to scenic pathways, Edworthy Park, shopping at Westhills and Signal Hill, and convenient access to downtown Calgary and the mountains. Bring your renovation ideas and discover the potential! The finishes can be changed, but the layout, location, and beautiful views are already here.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353342
Bedrooms	2
Bathrooms	4
Year Built	1994
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:	1 and Half Storey
Total Living Area:	1,848.98 sq. ft.
Main Level Finished Area:	1,409.13 sq. ft.
Upper Level Finished Area:	439.85 sq. ft.
Below Grade Finished Area:	1,213.34 sq. ft.
Condo Fee:	$694.76
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	1,786 sq. ft.
Front Exposure:	West
Entry Level:	1
Levels:	One and One Half
End Unit:	End Unit
Total Rooms Above Grade:	7
Year built:	1994 (Age: 32)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9312167
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Triplex
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Guest, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Terraces
Community:	Patterson
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Pool Table + Accessories
Restrictions:	Utility Right Of Way

Pets Allowed:	Restrictions
Main Floor	Living Room · 19'2" × 17'2" ·
Main Floor	Kitchen · 10'11" × 9'11" ·
Main Floor	Dining Room · 8'8" × 8'8" ·
Main Floor	Bedroom - Primary · 15'4" × 13'5" ·
Main Floor	Foyer · 9'4" × 7'6" ·
Main Floor	Den · 14'1" × 8' ·
Main Floor	Laundry · 6'7" × 5'1" ·
Upper Level	Bonus Room · 24'6" × 15'4" ·
Basement	Family Room · 25'6" × 13'5" ·
Basement	Game Room · 15'5" × 14'5" ·
Basement	Bedroom · 14'7" × 14'2" ·
Basement	Storage · 9'6" × 6'2" ·
Basement	Furnace/Utility Room · 15'4" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Irregular Lot, Landscaped, Many Trees, Sloped, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d30

Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/24-5790-patina-drive-sw-calgary-a2353342/

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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.