317 Patina Court SW

Calgary | Active | MLS® A2357451

$665,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1999**	**1,430.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Welcome to your Villa style Townhome in one of the most sought after neighbourhoods in Calgary in the Patterson Ridge Estates complex. Very bright open plan featuring south facing windows and a large deck with barbecue gas hookup. Split level design with only a few stairs between levels that features a wide open living/great room with a vaulted ceiling and gas fireplace . Gourmet kitchen with a large granite island, plenty of cabinets, pantry, and full appliance package. as well as dining area with upgraded light fixture. Gleaming hardwood flooring, spacious master bedroom with a 4 piece en-suite bathroom that features a large corner tub, and second bedroom with access to a 3 piece bathroom great for guests. The lower walk-out level has a very inviting family room with gas fireplace, 2 piece bathroom, and storage area. Double garage, is drywalled. Carpeting was replaced, knockdown ceiling and paint throughout was professionally done. Book your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357451
Bedrooms	2
Bathrooms	3
Year Built	1999
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:	4 Level Split
Total Living Area:	1,430.6 sq. ft.
Main Level Finished Area:	779.2 sq. ft.
Upper Level Finished Area:	651.4 sq. ft.

Below Grade Finished Area:	490.8 sq. ft.
Condo Fee:	$833.90
Condo Fee Includes:	Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
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:	1
Plan:	9912648
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Other
Roof:	Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Patterson Ridge Ests
Community:	Patterson
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Pets Not Allowed
Pets Allowed:	No
Main Floor	Living Room · 22'6" × 14'11" ·
Main Floor	Dining Room · 11'11" × 9'4" ·
Main Floor	Kitchen · 13'5" × 10'3" ·
Main Floor	Entrance · 14' × 6'3" ·
2nd Floor	Bedroom - Primary · 15'10" × 13'5" ·
2nd Floor	Bedroom · 10'7" × 9'2" ·
Lower Level	Family Room · 23'6" × 18'4" ·

Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, Pantry, Vaulted Ceiling(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Fruit Trees/Shrub(s), Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/317-patina-court-sw-calgary-a2357451/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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