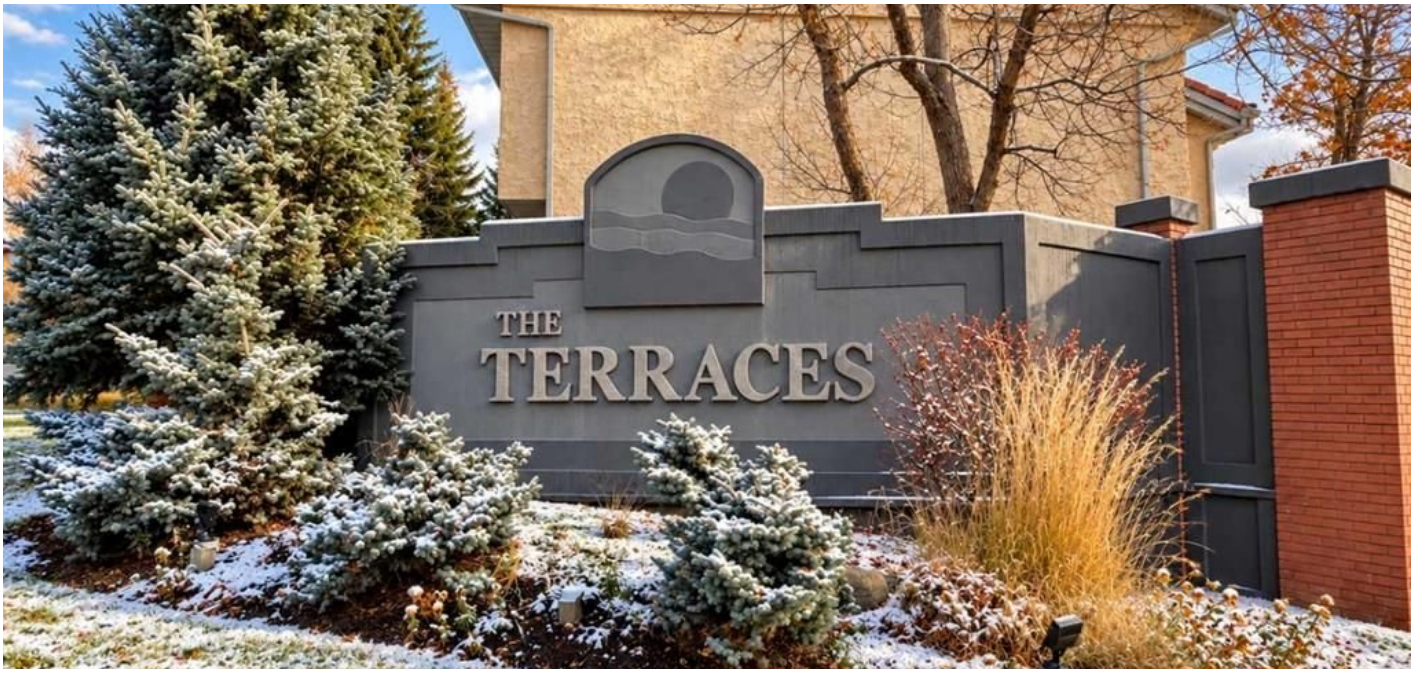
34 5810 Patina Drive SW

Calgary | Active | MLS® A2355692

$460,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1990**	**1,563.87 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

OPEN HOUSE SAT. NOV, 21 from 2-4 pm. Great family home located in the highly desirable community of Patterson, featuring two private bedroom suites plus another room with two closets no window used as a bedroom and a fully finished walkout basement. The main floor feels bright and spacious, kitchen with breakfast nook. Kitchen overlooks the elegant living room, large windows and vaulted ceiling including a gas fireplace. Dining room leads to the sunroom and deck, great to take in the stunning Down town views. Upper level features 2 large bedrooms with renovated ensuites, spacious closets and french doors. Master bedroom shower is also a steam room and has extra walk-in closets. Walkout basement includes the flex room currently used as a bedroom, 3 piece bath with laundry. The large rec room with fireplace and leads to another sunroom with hot tub opening to private deck and green space. Additional highlights include a single attached garage, incredible walking paths and tennis court. Awesome location just 10 Minutes to downtown also C-Train service , Shopping and Restaurants are nearby.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355692
Bedrooms	3
Bathrooms	4
Year Built	1990
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:	1,563.87 sq. ft.
Condo Fee:	$493.24

Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1990 (Age: 36)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	9012563
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Other
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	2

Fireplace Details:	Family Room, Gas, Living Room, Tile, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Terraces
Community:	Patterson
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'9" × 10'4" ·
Main Floor	Breakfast Nook · 10'10" × 9'7" ·
Main Floor	Dining Room · 11'3" × 10'11" ·
Main Floor	Living Room · 13'9" × 13'2" ·
Main Floor	Sunroom/Solarium · 11' × 7'6" ·
2nd Floor	Bedroom · 15'4" × 13'5" ·
2nd Floor	Bedroom - Primary · 19'2" × 15'9" ·
Basement	Bedroom · 12'4" × 11'4" ·
Basement	Game Room · 24'8" × 13'4" ·

Basement	Hot Tub · 10'3" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/34-5810-patina-drive-sw-calgary-a2355692/

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

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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.