

**48 Patina Point SW**  
**Calgary, Alberta**

**MLS # A2272836**



**\$460,000**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson                                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus                         |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 1,460 sq.ft.                                  | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Tandem |               |                   |
| <b>Lot Size:</b> | -                                             |               |                   |
| <b>Lot Feat:</b> | Landscaped, No Neighbours Behind, Views       |               |                   |

|                    |                                                   |                   |          |
|--------------------|---------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | \$ 360   |
| <b>Basement:</b>   | None                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                                        | <b>Zoning:</b>    | M-C1 d50 |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Natural Woodwork, No Animal Home, No Smoking Home |                   |          |

**Inclusions:** n/a

Perched on top of Broadcast Hill in Patterson, this amazing townhouse overlooks the city, and the view is hard to beat! At 1460ft<sup>2</sup>, this freshly painted end unit has 3 bedrooms, 2.5 bathrooms, a wrap-around front balcony with city view, a rear composite deck with no neighbours behind and a huge double-attached, tandem, heated garage! The interior features new stainless-steel appliances, heated floors in the kitchen, immaculate hardwood on the main, and a gas fireplace. The kitchen is a great size, and the laundry is conveniently situated on the main level. Upstairs you'll find the primary bedroom, with a 4-pc ensuite bathroom and more city views! The other 2 bedrooms are good sized and could be used for kids, guests or as an office. The mechanical is all up to date as well, with a new Central A/C unit and a high efficient furnace, you can focus on getting the aesthetics exactly how you want them. The home is tucked away, you'll have no traffic coming by your front door, and the privacy of being on the edge of the complex siding onto walking paths and open space in front and behind the unit. Patterson is such a great location with quick access to Stoney Trail and Downtown, it's another reason why west is best, and we'd love to accommodate your showing needs. Book to come see it today, you'll be glad you did.