# \$429,900 - 96 Patina Rise Sw, Calgary

MLS® #A2267699

### \$429,900

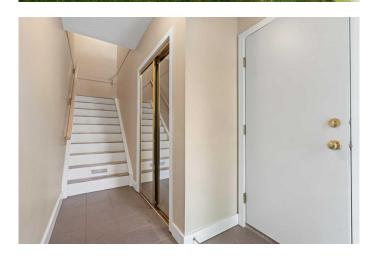
2 Bedroom, 2.00 Bathroom, 1,384 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to Capilano Ridge, nestled in the heart of the scenic and mature community of Patterson! Surrounded by picturesque walking paths, breathtaking city views, and peaceful natural surroundings, this location is the perfect balance of tranquility and convenience. Enjoy quick access to shopping, major roadways, and Calgary's vibrant city centreâ€"ideal for commuters and urban explorers alike. This spacious townhouse offers nearly 1,400 sq.ft. of well-designed living space, complemented by an oversized tandem garage measuring over 15 feet wide and almost 31 feet longâ€"perfect for vehicles, storage, or a workshop setup. The main floor is filled with natural light thanks to expansive windows, and features a generously sized kitchen with abundant cabinetry and storage. The open-concept dining and living areas are perfect for entertaining or relaxing, complete with a cozy gas fireplace for those chilly winter nights. A convenient 2-piece bath and in-suite laundry complete this level. Upstairs, the oversized primary bedroom includes a walk-in closet and direct access to a spacious 4-piece ensuite bath. A second large bedroom and a bright, versatile den offer even more space for families, professionals, or guests. Carpet on the upper floor is BRAND NEW. This is a location and layout you don't want to missâ€"offering the best of both comfort and connectivity in one of Calgary's most desirable communities. Don't miss your opportunity to make Capilano Ridge your next







#### Built in 1997

### **Essential Information**

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Price \$429,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,384 Acres 0.00

Year Built 1997

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 96 Patina Rise Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3R5

**Amenities** 

Amenities Other

Parking Spaces 3

Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage

Faces Front, Tandem, See Remarks

# of Garages 2

Interior

Interior Features Ceiling Fan(s), Chandelier, Soaking Tub

Appliances Electric Range, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Central

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement See Remarks

### **Exterior**

Exterior Features Other Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 29th, 2025

Days on Market 3

Zoning M-C1 d50

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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