

# \$449,900 - 96 Patina Rise Sw, Calgary

MLS® #A2236612

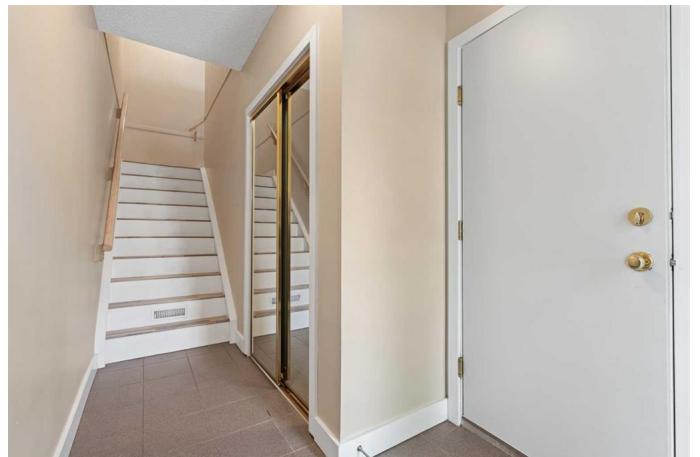
**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

OPEN HOUSE SUNDAY 3-5PM - 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 centre—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 long—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. This is a location and layout you don't want to miss—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



home!

Built in 1997

### Essential Information

MLS® #	A2236612
Price	\$449,900
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, See Remarks, Tandem
# 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	July 3rd, 2025
Days on Market	65
Zoning	M-C1 d50

## Listing Details

Listing Office	Real Estate Professionals Inc.
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