

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

MLS® #A2236612

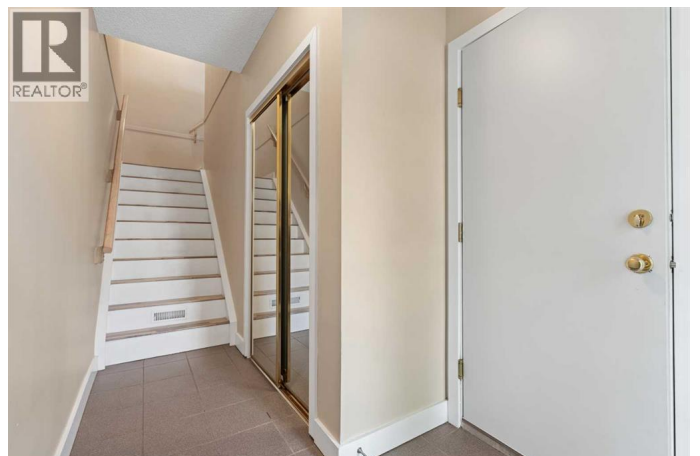
\$429,900

2 Bedroom, 2.00 Bathroom, 1,384 sqft

Single Family 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 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! (id:6289)



Built in 1997

Essential Information

Listing #	A2236612
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	96 Patina Rise Sw
Subdivision	Patterson
City	Calgary
Province	Alberta
Postal Code	T3H3R5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Other
Features	Other
Parking Spaces	3
Parking	Attached Garage, See Remarks, Tandem
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Stove, Hood Fan, Window Coverings, Washer & Dryer
Heating	Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Vinyl siding
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Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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Listing information last updated on October 14th, 2025 at 7:16am PDT