

\$599,900 - 54, 5790 Patina Drive Sw, Calgary

MLS® #A2260165

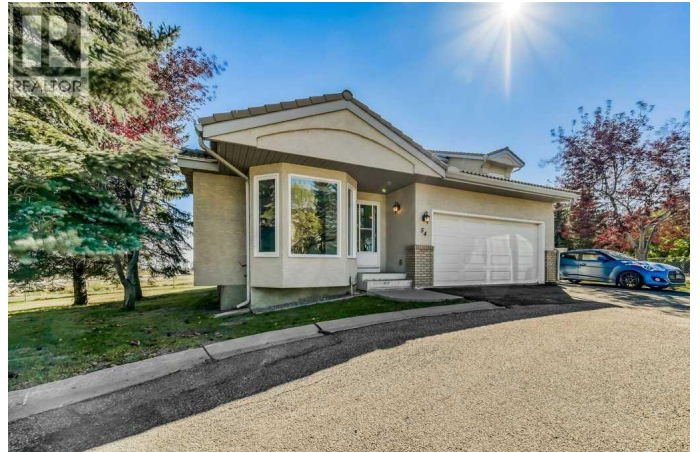
\$599,900

2 Bedroom, 2.00 Bathroom, 1,247 sqft

Single Family on 0.00 Acres

Patterson, Calgary, Alberta

Backing onto the ridge with sweeping views of downtown Calgary, this 2-bedroom + den, 2-bathroom duplex in Patterson, one of SW Calgary's most sought-after communities, offers 2,252 sqft of developed living space that blends comfort, function, and charm. Step inside to a bright, airy foyer that sets the tone for the home. The kitchen is both stylish and practical, featuring granite countertops, white appliances, abundant cabinetry, and a breakfast bar. A charming bay window in the dining area maximizes natural light and warmth. The main floor is sure to impress with vaulted ceilings, open-concept living, and a cozy wood-burning fireplace. The sunroom is a plant lover's dream, flooded with light and the perfect spot to unwind while enjoying downtown Calgary views. French doors open to a versatile den/office that can also serve as a third bedroom if desired. The massive primary bedroom features a walk-through closet and a 4pc Jack & Jill ensuite. Downstairs, the fully developed lower level adds another 1,000 sqft, complete with a spacious recreation room, an oversized second bedroom with a large closet, and its own 3pc Jack & Jill ensuite with a walk-in shower. A generous laundry and storage area completes the space. Additional highlights include a double attached garage, private driveway, visitor parking, and nearby tennis courts. With easy access to major roads, your commute downtown is only 15 minutes, and weekends in the mountains are quick and



convenient. Amenities abound with schools, playgrounds, shopping, and transit all close by. Book your private showing today! (id:6289)

Built in 1994

Essential Information

Listing #	A2260165
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,247
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	54, 5790 Patina Drive Sw
Subdivision	Patterson
City	Calgary
Province	Alberta
Postal Code	T3H2Y5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, French door, No Animal Home, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Baseboard heaters, Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 9:31pm PDT