

\$549,900 - 22, 5810 Patina Drive Se, Calgary

MLS® #A2216071

\$549,900

2 Bedroom, 4.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Whether you're looking to downsize or move up from apartment living, this spacious 3-level walkout townhome offers comfort, privacy, and a unique connection to nature. Backing onto a beautiful environmental reserve with mature trees and wildlife, you'll enjoy peaceful views year-round and even a glimpse of the downtown skyline in the winter months. Inside, the home features a bright, open-concept design with vaulted ceilings, cherry hardwood flooring, and a south-facing backyard that fills the space with natural light. There are two generous primary bedrooms, each with a private ensuite - one featuring a luxurious steam shower for a spa-like experience at home. 3 full bathrooms and a half bath - ideal for guests. You'll also find two cozy fireplaces, a spacious kitchen with a gas stove (wired for electric if preferred), and central A/C. The walkout level includes a flexible office or hobby space, laundry, storage, and access to your private outdoor area.

Enjoy the convenience of a single attached garage, low-maintenance living, and shared access to public tennis courts, without the extra cost in your condo fees. This well-cared-for complex offers a strong sense of community, friendly neighbours, and a quiet, tucked-away feel, while still being close to transit, shopping, and major routes for commuting. If you're seeking a home that blends lifestyle, space, and connection to nature, this is one to see. Book your showing



today!

Built in 1990

Essential Information

MLS® #	A2216071
Price	\$549,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	22, 5810 Patina Drive Se
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air, Full

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Landscaped
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	11
Zoning	M-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.