

\$449,900 - 77, 5810 Patina Drive Sw, Calgary

MLS® #A2262528

\$449,900

2 Bedroom, 3.00 Bathroom, 1,594 sqft

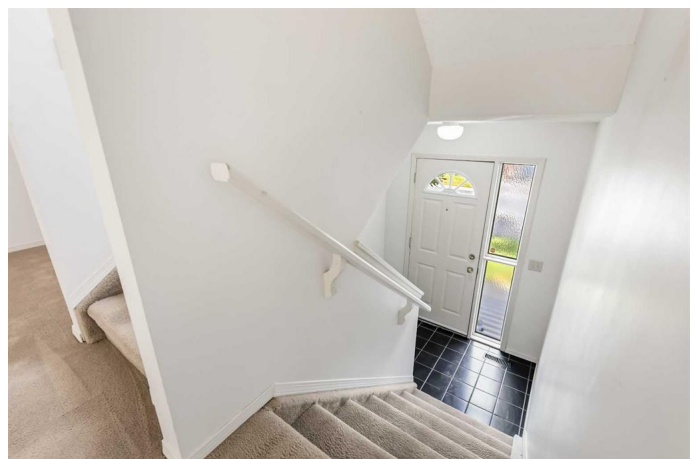
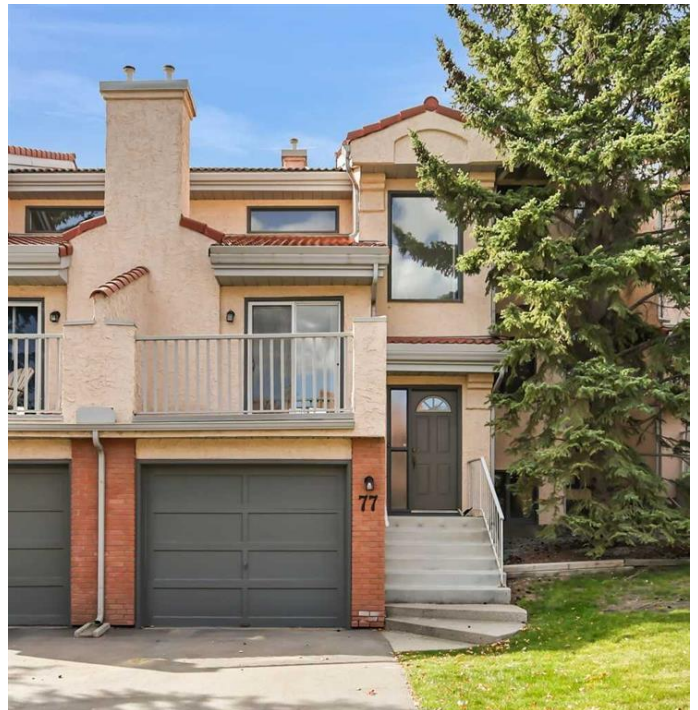
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to #77, 5810 Patina Drive SW – a beautifully maintained multi-level townhome nestled in the picturesque community of Patterson. Offering over 1,590 Sq.Ft. of above-grade living space plus a fully developed basement, this home features a total of two bedrooms + family room, providing space and flexibility for your lifestyle. The main level boasts vaulted ceilings, a bright and welcoming living room with a cozy gas fireplace, and a mix of carpet and laminate flooring throughout. The kitchen is both functional and inviting, with white cabinetry, a central kitchen island, brand new stainless steel appliances, and a full pantry. Enjoy seamless flow between the formal dining room and the sun-soaked breakfast nook, which opens to your rear deck.

Outdoor living is a highlight here, with a front balcony for morning coffee and a rear deck backing directly onto a beautiful park and shared greenspace, offering expansive city skyline views. Upstairs, the primary suite features a 3-piece ensuite, while the second bedroom, full bath, and bright family room add comfort and versatility. Downstairs, the fully developed basement includes a large recreation room, a charming wood-burning fireplace, rough-in for a future bathroom, laundry/utility space, and direct access to the attached single garage. The home also includes a brand new 60-gallon hot water tank and excellent storage options.

This well-managed, pet-friendly complex offers



a peaceful lifestyle surrounded by mature landscaping and pathways, with easy access to downtown Calgary, Westside Rec Centre, C-Train, shopping, and top-rated schools. Pets are allowed with board approval

Built in 1990

Essential Information

MLS® #	A2262528
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	77, 5810 Patina Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y6

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Front, Paved, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Permeable Paving
Lot Description	Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance Landscape, See Remarks, Gentle Sloping
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	12
Zoning	M-CG d30

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.