

# \$400,000 - 104, 200 Patina Court Sw, Calgary

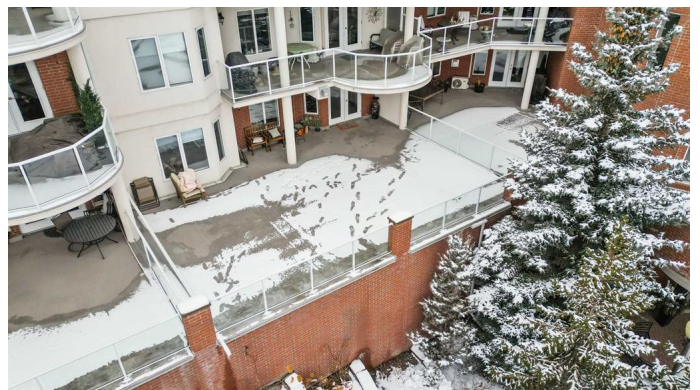
MLS® #A2203647

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,123 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Here is your rare opportunity to own this, 2 BED, 2 BATH, 2ND floor unit in the exclusive Patterson Ridge Estates complex! This hidden gem is a concrete building and tucked away in a gated pocket of this highly desired neighborhood. This is not your average condo with a spacious 1125 sq ft floor plan inside and a MASSIVE 825 SQ FT OF PRIVATE PATIO SPACE!! Over \$40,000 of recent renovations in this well maintained and upgraded open space. As you enter the property you are greeted by the gorgeous kitchen with crisp white cabinetry, new quartz counters, new LG appliances, custom backsplash, granite sink, and island providing lots of space for entertaining. Open to the large dining room and living room with cozy cork flooring and tile faced gas fireplace. Garden doors out to the sprawling patio perfect for any size patio furniture, gardening boxes, and hosting large summer gatherings. Primary bedroom with bright bay window, walk-through closet, and full ensuite bathroom with new quartz counters and backsplash. Good sized second bedroom perfect for guests/home office and adjoining 4-piece bathroom with soaker tub. This unit also features a laundry room with built-in cabinets, underground heated parking, and a convenient storage locker on the same floor across the hall! Freshly painted, new blinds and move in ready! Well managed and equipped building with large social room, guest suite, and a tight knit community with social events. All located in a prime location just



minutes to shopping, golfing, walking trails, Edworthy Park, Foothills and Children's hospital, and quick commute to DT and out to the mountains. This unit shows beautifully, don't miss out!

Built in 1999

### Essential Information

MLS® #	A2203647
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 200 Patina Court Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4K9

### Amenities

Amenities	Elevator(s), Guest Suite, Park, Parking, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground, Guest

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation
-------------------	--

	Facilities, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.