

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

MLS® #A2236612

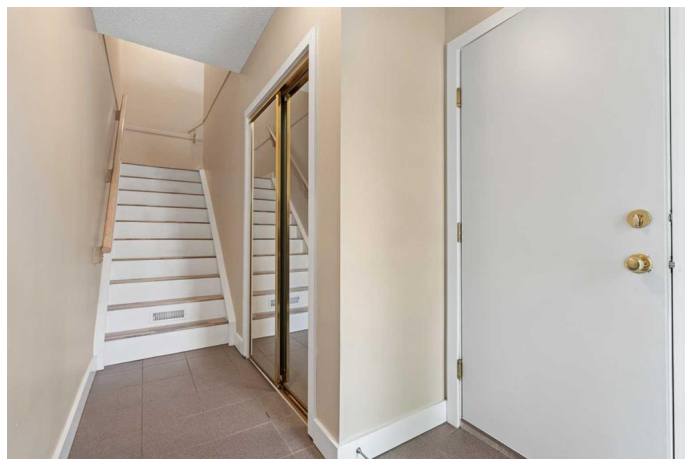
**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential 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!



Built in 1997

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236612      |
| Price          | \$429,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,384         |
| Acres          | 0.00          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 96 Patina Rise Sw |
| Subdivision | Patterson         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H 3R5           |

## Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                            |
| Parking Spaces | 3                                                                                                |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, See Remarks, Tandem |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Soaking Tub                                                  |
| Appliances        | Electric Range, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |

|                 |             |
|-----------------|-------------|
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| Has Basement    | Yes         |
| Basement        | See Remarks |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 109            |
| Zoning         | M-C1 d50       |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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