

# \$550,000 - 82, 5810 Patina Drive Sw, Calgary

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MLS® #A2237878

**\$550,000**

2 Bedroom, 4.00 Bathroom, 1,574 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to exclusive living in Patterson Hill!

This 2-bedroom + den walkout condo offers a bright, functional layout and timeless features. The main level includes a sunken living room with beautiful hardwood flooring, a vaulted ceiling, and a cozy corner gas fireplace. Just off the living room is a dedicated dining area, both of which open onto a private deck—perfect for relaxing or entertaining. The bright white kitchen includes a breakfast nook overlooking the green space, offering a sunny and casual spot to start your day.

Each of the two bedrooms has its own ensuite—one a convenient 3-piece with steam shower and built-in bench, the other a full 4-piece bathroom.

The walkout lower level features a spacious family/media room with another corner gas fireplace and double sliding patio doors that lead to a private patio and green space—ideal for BBQs, outdoor gatherings, or a safe play area for kids.

Enjoy life on the hill, just minutes from shops, schools, and all the amenities you need.

Don't miss this opportunity—book your private showing today!

Built in 1990



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237878      |
| Price          | \$550,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,574         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 82, 5810 Patina Drive Sw |
| Subdivision | Patterson                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2Y6                  |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Storage, Vaulted Ceiling(s)                    |
| Appliances        | Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 2                                                                                                   |
| Fireplaces        | Gas                                                                                                 |

|              |                                    |
|--------------|------------------------------------|
| Has Basement | Yes                                |
| Basement     | Full, Partially Finished, Walk-Out |

**Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Storage                            |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Clay Tile                                   |
| Construction      | Brick, Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 3               |
| Zoning         | M-CG d30        |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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