



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3301, 393 Patterson Hill SW  
Calgary, Alberta**

**MLS # A2238257**



**\$219,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1 d76
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hoodfan, Washer & Dryer, Window coverings

This is the one you've been waiting for! Here's a very well maintained Top Floor Corner unit in the La mesa Building in the popular community of Patterson. And look at the price!! Perfect facing balcony with mature tree view and on the right side of the building, as you are not on the hot facing south side. As you enter this lovely unit you will be greeted by a large entrance with big storage room including a stacking washer & dryer. The country style kitchen has nice white cabinetry and is open to the rest of the unit. The large living features a cozy fireplace and brand new patio doors which lead to you large balcony. The primary bedroom is a perfect size even for a king sized bed and right next to the updated bathroom. Very well run complex with low condo fees, of which also includes heating costs. Freshly painted, newer balconies and new windows / patio doors to give it a modern flair. Priced accordingly if you want to update flooring, but it's totally move-in ready! Vacant and ready for a quick possession. Excellent location as your just minutes to downtown, C.O.P., WestHills Shopping and east access west to the mountains! Call your favorite realtor today before it's too late!