



GRASSROOTS
REALTY GROUP

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4110, 385 Patterson Hill SW
Calgary, Alberta

MLS # A2240979



\$315,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d76
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Patterson & Where Convenience Meets Comfort! This rare condominium offers Pet-friendly living (with board approval, no size restrictions). Located in the highly desirable SW community of Patterson, this beautifully updated 2-bedroom, 1 bath, ground-level corner end unit offers low-maintenance living just minutes from downtown and the mountains. Featuring quartz countertops, stainless steel appliances, and newer flooring throughout. This condominium combines modern finishes with rare touches like a cozy wood-burning fireplace. Enjoy in-suite laundry & storage, a private patio with parking directly in front. Condominium fees include heat, water & sewer for added value. Set on a quiet street with lovely views, this unit offers easy access to transit, shopping, restaurants, walking/bike paths, and major routes including Stoney Trail. With a large primary closet and exceptional location, this is your chance to stop renting and start owning!