



GRASSROOTS
REALTY GROUP

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3104, 393 Patterson Hill SW
Calgary, Alberta

MLS # A2246168



\$275,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d76
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions: n/a

Welcome to this charming and spacious 2-bedroom main floor condo in the highly sought after community of Patterson. Ideally perched at the top of Patterson Hill, this well-maintained unit is perfectly located just minutes to the West LRT, Bow Trail, downtown Calgary, and with easy access to the mountains, West Springs shopping, and nearby parks and pathways. Inside, you'll find a warm and inviting layout featuring rich dark laminate flooring throughout the living and dining areas. The cozy living room is anchored by a wood burning fireplace, perfect for winter evenings, and opens onto a private patio through sliding doors, ideal for relaxing on warm summer days. The galley-style kitchen offers ample counter and cupboard space, with white cabinetry, sleek black countertops, and neutral tile flooring for a timeless look. The bathroom includes a tile surround and a deep soaker tub, offering a relaxing space to unwind. Additional features include in-suite laundry, extra storage, and a convenient assigned parking stall with no neighboring stall, located right out front and complete with a plug-in. Whether you are a first-time buyer, downsizing, or seeking a smart investment, this condo delivers excellent value in one of Calgary's most established and connected communities. This is a great place to call home.