



**3103, 393 Patterson Hill SW  
Calgary, Alberta**

**MLS # A2248596**



**\$274,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d76
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers		

**Inclusions:** N/A

**WELCOME HOME!!!** Welcome to La Mesa in the SW community of Patterson. This well kept ground level condo offers 2 bedrooms, insuite laundry, and easy access to unit with no need for stairs or elevators. The bright kitchen features white cabinets and matching appliances, opening onto a good-sized living room with a cozy corner wood burning fireplace. A patio door leads to your covered outdoor space and greenspace, perfect for enjoying the outdoors or letting pets out. Inside, you’ll find a large in-suite laundry/storage room, a full 4 piece bathroom, and plenty of natural light. The building is well managed with a healthy reserve fund in place. Located close to shopping, Westside Recreation Centre, transit, LRT, this home is ideal for first-time buyers, downsizers, investors, young professionals, or anyone wanting quick access to downtown. Your new home is waiting! Don't miss out on your opportunity to own this stunner!