



**GRASSROOTS**  
REALTY GROUP

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3103, 393 Patterson Hill SW  
Calgary, Alberta

MLS # A2248596



**\$274,900**

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d76
Foundation:	-	Utilities:	-
Features:	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!