



**4105, 385 patterson Hill SW
Calgary, Alberta**

MLS # A2187501



\$275,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	845 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d76
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Comfortable, fully accessible Main floor, 2-bedroom unit. Nice size, quiet patio with direct access to green space which allows for a relaxing atmosphere in the warmer months. Key features: Washer and Dryer 2024, Dishwasher 2020. In unit storage with Laundry. Large double closet in hallway, and a natural wood burning fireplace. This condo is close to West Springs Village, Strathcona Square and Aspen Landing with cool shops, restaurants, shopping, grocery stores, paths/trails and parks. It is just one block away from the Old Banff Coach road for great access to public transit and the c-train. And yet it is far enough back from the main road to prove a quiet, peaceful and relaxing refuge from a long day of work. Call your favourite realtor and book your showing.