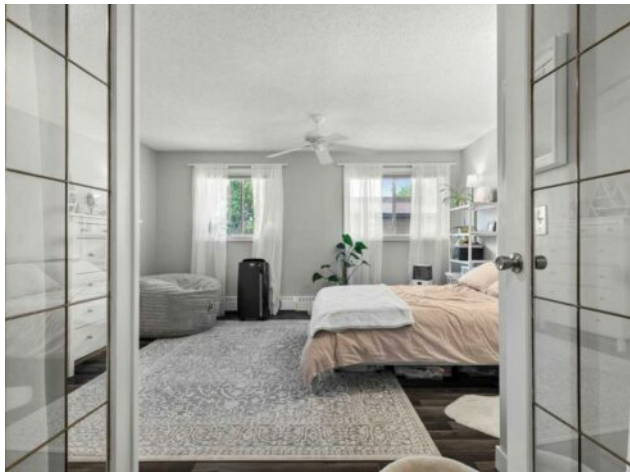



3304, 393 Patterson Hill SW
Calgary, Alberta

MLS # A2229848



\$250,000



Division:	Patterson			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	829 sq.ft.	Age:	1988 (37 yrs old)	
Beds:	1	Baths:	1	
Garage:	Assigned, Stall			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard, Forced Air		Water:	-
Floors:	Laminate, Tile		Sewer:	-
Roof:	-		Condo Fee:	\$ 530
Basement:	-		LLD:	-
Exterior:	Brick, Wood Frame		Zoning:	M-C1 d76
Foundation:	-		Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry, See Remarks, Storage, Track Lighting			
Inclusions:	None			

Welcome to this beautifully updated top-floor unit in the sought-after community of Patterson! Ideally perched at the top of Patterson Hill, this home offers unmatched convenience, just minutes to downtown, steps to transit, and with easy access to the mountains, Bow Trail, West Springs shopping, and nearby parks and walking paths. With updated flooring throughout, this move-in-ready condo is perfect for first-time buyers, as our client has enjoyed, or for investors seeking a reliable addition to their portfolio. As you enter, you're welcomed by an abundance of natural light from the southwest-facing exposure. To your right, the kitchen features timeless white cabinetry, updated appliances, and thoughtful finishes. A large pantry with wire shelving and additional storage, along with in-suite laundry, adds everyday functionality. Just beyond the kitchen, a versatile den serves perfectly as a home office or as an extension of the living space. The open-concept living room is centered around a cozy wood-burning fireplace, while sliding patio doors invite even more natural light and lead to your private balcony- deal for relaxing or summer BBQs. The primary bedroom is a true standout in the complex, offering exceptional size, ample closet space, and direct access to a well-appointed 4-piece bathroom. Its generous proportions and thoughtful layout make it a rare find. Whether you're strolling nearby walking paths, or commuting downtown, this location effortlessly combines urban access with peaceful surroundings.