

4110, 385 Patterson Hill SW  
Calgary, Alberta

MLS # A2240979

**\$305,000**

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d76
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Patterson & Where Convenience Meets Comfort! RARE PET FRIENDLY; NO RESTRICTIONS(pet registration), EAST FACING, NICE VIEW, above ground MAIN FLOOR UNIT, WELL MANAGED BUILDING,RENOVATED, what else could you request?. Located in the highly desirable SW community of Patterson, this STYLISHLY renovated 2-bedroom, 1 bath, ground-level corner end unit offers low-maintenance living just minutes from downtown and the mountains. Featuring vinyl plank floors, updated appliances, quartz countertops, and freshly painted. This condominium combines modern finishes with rare touches like a cozy wood-burning fireplace. Enjoy in-suite laundry & storage, a private patio with parking directly in front. Condominium fees include heat, water & sewer for added value. There is a proactive and financially sound condo board. Set on a quiet street with lovely views, this unit offers easy access to transit, shopping, restaurants, walking/bike paths, and major routes including Stoney Trail. With a large primary closet and exceptional location, this is your chance to stop renting and start owning!