

# \$215,000 - 3301, 393 Patterson Hill Sw, Calgary

MLS® #A2238257

**\$215,000**

1 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

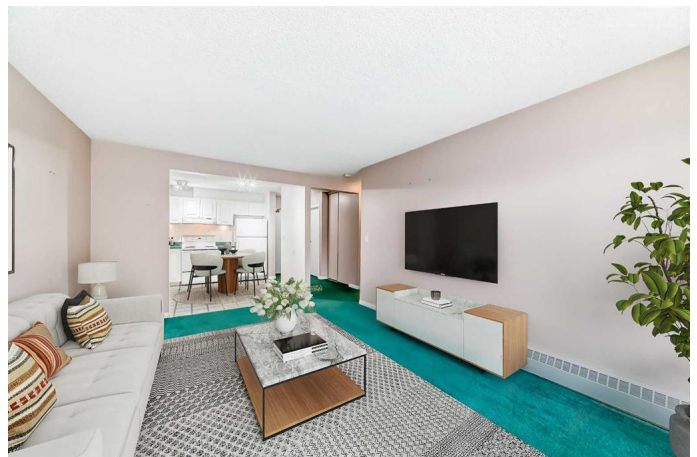
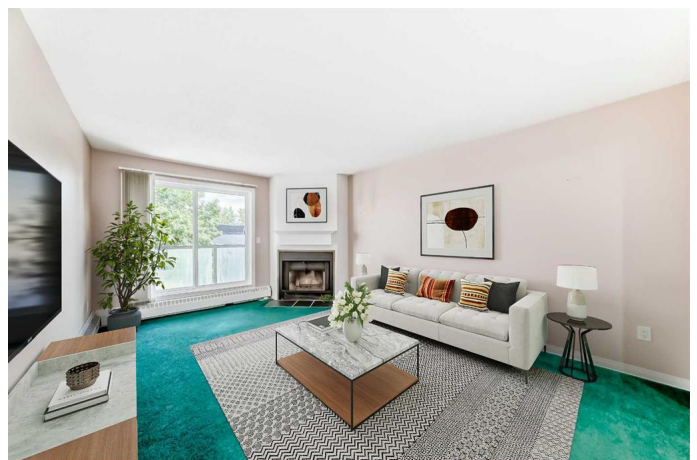
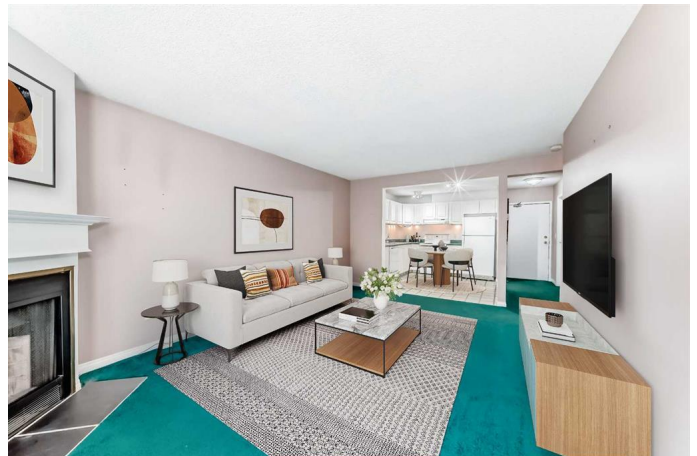
This is the one you've been waiting for! Here's a very well maintained Top Floor Corner unit in the La mesa Building in the popular community of Patterson. And look at the price!! Perfect facing balcony with mature tree view and on the right side of the building, as you are not on the hot facing south side. As you enter this lovely unit you will be greeted by a large entrance with big storage room including a stacking washer & dryer. The country style kitchen has nice white cabinetry and is open to the rest of the unit. The large living features a cozy fireplace and brand new patio doors which lead to you large balcony. The primary bedroom is a perfect size even for a king sized bed and right next to the updated bathroom. Very well run complex with low condo fees, of which also includes heating costs. Freshly painted, newer balconies and new windows / patio doors to give it a modern flair. Priced accordingly if you want to update flooring, but it's totally move-in ready! Vacant and ready for a quick possession. Excellent location as your just minutes to downtown, C.O.P., WestHills Shopping and east access west to the mountains! Call your favorite realtor today before it's too late!

Built in 1988

## Essential Information

MLS® # A2238257

Price \$215,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 623               |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3301, 393 Patterson Hill Sw |
| Subdivision | Patterson                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 2P4                     |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Parking           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | See Remarks                                                       |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Wood Burning                                                      |
| # of Stories      | 3                                                                 |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 46             |
| Zoning         | M-C1 d76       |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.