

# \$250,000 - 3304, 393 Patterson Hill Sw, Calgary

MLS® #A2229848

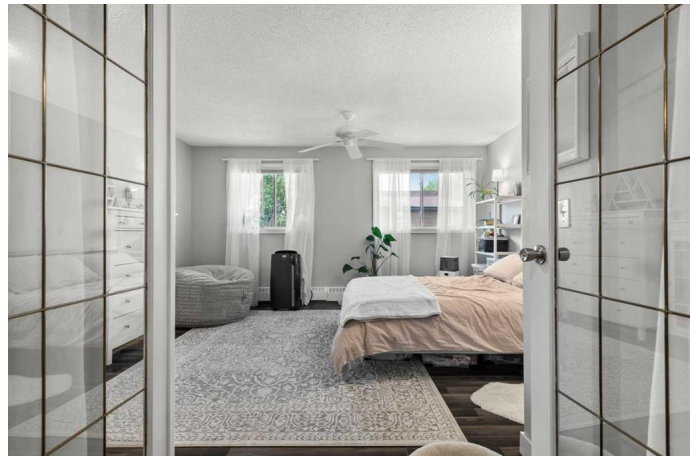
## \$250,000

1 Bedroom, 1.00 Bathroom, 829 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

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.

Built in 1988

### **Essential Information**

MLS® #	A2229848
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	829
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3304, 393 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2P4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Pantry, See Remarks, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame

## Additional Information

Date Listed	June 13th, 2025
Days on Market	21
Zoning	M-C1 d76

## Listing Details

Listing Office	Real Broker
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