

**3307, 393 Patterson Hill SW
 Calgary, Alberta**

MLS # A2265356



\$265,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d76
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Beautiful Patterson condo, ideally situated in a great location, close & direct access to the downtown core, new LRT! The light & bright living area showcases dark laminate flooring, centers on a cozy corner fireplace, and opens out to a private covered balcony, the kitchen has been updated and features plenty of cabinetry & counter space, along with a tile backsplash and unique pass-through; the dining area offers great storage solutions. The master bedroom boasts a large walk-in closet, while a the second bedroom is of a good size and an updated four-piece bath is great for guests! This unit also offers in-suite laundry & ample storage - a must! Ideal for owner-occupant and investor alike, don't miss out on this one. All windows and patio doors in the complex have been changed. Call today!