

**4308, 385 Patterson Hill SW**  
**Calgary, Alberta**

**MLS # A2304930**



**\$274,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1 d76
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** All light fixtures and all window coverings

TOP FLOOR with fantastic VIEWS- this cozy 2-bedroom condo in the Patterson Heights hills in a very PET FRIENDLY complex. This unit has just been FRESHLY PAINTED and has BRAND NEW CARPET throughout, so all ready to move right in. Upon entrance, you'll find a foyer with the entrance to your storage/ laundry room. The kitchen comes with STAINLESS STEEL appliances, and the dining area has plenty of room for a table for four. The living room has a wood burning fireplace, and large patio doors that open onto the balcony. The VIEWS from both the living room and the balcony are fantastic. The two bedrooms are both well sized, with large closets, and the bathroom is a full 4-piece. The large storage room offers plenty of storage space besides the Bosch washer and dryer. La Mesa II is a very well managed building. The hallways were just painted, and new carpet is coming soon. Condo fees cover heat, water, sewer and parking stall, and the building is PET FRIENDLY. This quiet location is hard to beat. A two-minute walk to Sarcee Park with its trails, pathways, city views and dog friendly area. Shopping gives plenty of nearby options; Coach Hill Plaza on Old Banff Coach Road SW, Strathcona Square, and several new shopping areas including West Springs Village and Market at West Springs are all a short drive. Stoney Trail and Sarcee Trail are nearby. Bow Trail gets you to downtown quickly, and the mountains and Kananaskis are easy to get to. Overall, a very nice condo for the first time home buyer or investor!