

# \$265,000 - 3307, 393 Patterson Hill Sw, Calgary

MLS® #A2265356

## \$265,000

2 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.00 Acres

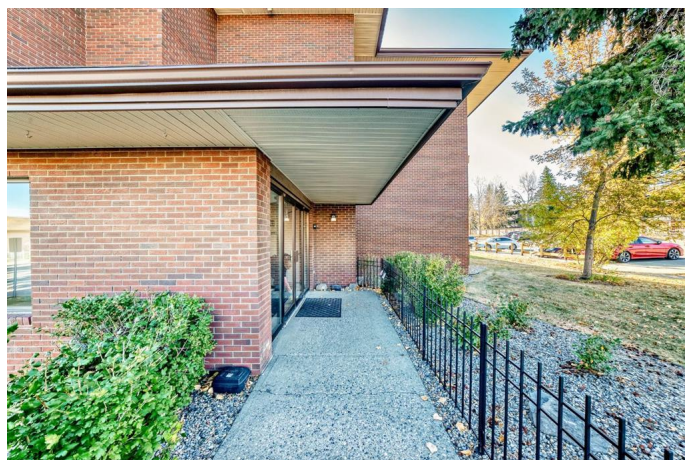
Patterson, Calgary, Alberta

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!

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265356    |
| Price          | \$265,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 836         |
| Acres          | 0.00        |
| Year Built     | 1988        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3307, 393 Patterson Hill Sw |
| Community   | Patterson                   |
| Condo       | La Mesa                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 2P4                     |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Hot Water                                                          |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Wood Burning                                                                  |
| # of Stories      | 4                                                                             |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-C1 d76           |

### Listing Details

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