

# \$275,000 - 3104, 393 Patterson Hill Sw, Calgary

MLS® #A2246168

**\$275,000**

2 Bedroom, 1.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this charming and spacious 2-bedroom main floor condo in the highly sought after community of Patterson. Ideally perched at the top of Patterson Hill, this well-maintained unit is perfectly located just minutes to the West LRT, Bow Trail, downtown Calgary, and with easy access to the mountains, West Springs shopping, and nearby parks and pathways.

Inside, you'll find a warm and inviting layout featuring rich dark laminate flooring throughout the living and dining areas. The cozy living room is anchored by a wood burning fireplace, perfect for winter evenings, and opens onto a private patio through sliding doors, ideal for relaxing on warm summer days.

The galley-style kitchen offers ample counter and cupboard space, with white cabinetry, sleek black countertops, and neutral tile flooring for a timeless look. The bathroom includes a tile surround and a deep soaker tub, offering a relaxing space to unwind. Additional features include in-suite laundry, extra storage, and a convenient assigned parking stall with no neighboring stall, located right out front and complete with a plug-in.

Whether you are a first-time buyer, downsizing, or seeking a smart investment, this condo delivers excellent value in one of Calgary's most established and connected communities. This is a great place to call



home.

Built in 1988

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246168          |
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 832               |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3104, 393 Patterson Hill Sw |
| Subdivision | Patterson                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 2P4                     |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall, Plug-In  |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard                                                                      |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |

|              |              |
|--------------|--------------|
| Fireplaces   | Wood Burning |
| # of Stories | 3            |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 8                |
| Zoning         | M-C1 d76         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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