

# \$294,900 - 4110, 385 Patterson Hill Sw, Calgary

MLS® #A2240979

**\$294,900**

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

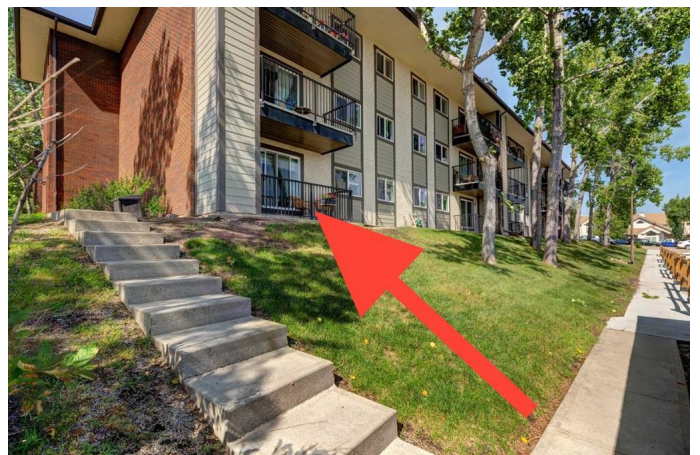
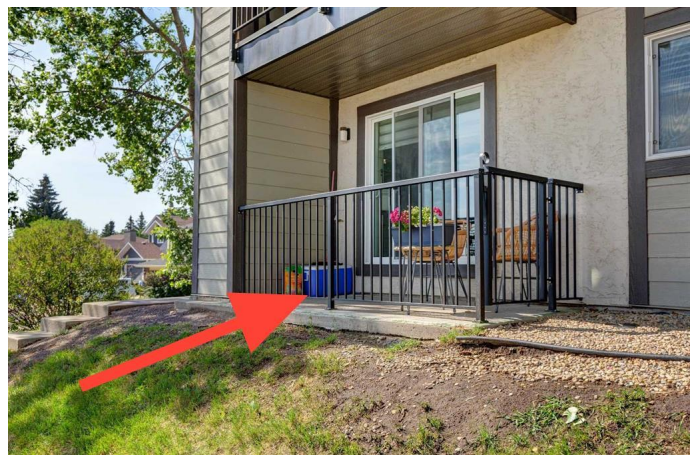
Ready to Move in Today? !Welcome to Patterson "Where Convenience Meets Comfort!

RARE PET FRIENDLY; NO

RESTRICTIONS(pet registration), RENOVATED<,EAST FACING, NICE VIEW,ABOVE GROUND MAIN FLOOR END UNIT, WELL MANAGED BUILDING,what else could you request?. Located in the highly desirable SW community of Patterson, this STYLISHLY renovated 2-bedroom, 1 bath, ground-level corner end unit offers low-maintenance living just minutes from downtown and the mountains. Featuring vinyl plank floors, updated appliances, quartz countertops, and freshly painted. This condominium combines modern finishes with rare touches like a cozy wood-burning fireplace. Enjoy in-suite laundry & storage, a private patio with parking directly in front. Condominium fees include heat, water & sewer for added value. There is a proactive and financially sound condo board. Set on a quiet street with lovely views, this unit offers easy access to transit, shopping, restaurants, walking/bike paths, and major routes including Stoney Trail. With a large primary closet and exceptional location, this is your chance to stop renting and start owning!

Built in 1988

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2240979          |
| Price          | \$294,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4110, 385 Patterson Hill Sw |
| Subdivision | Patterson                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 2P3                     |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Quartz Counters, Storage      |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Range, Washer/Dryer |
| Heating           | Natural Gas, Baseboard                                            |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Living Room, Wood Burning                                         |
| # of Stories      | 3                                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Construction      | Brick, Wood Frame, Wood Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 97              |
| Zoning         | M-C1 d76        |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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