

## 3307, 393 Patterson Hill SW Calgary, Alberta

MLS # A2265356



\$265,000

Patterson		
Residential/Low Ri	ise (2-4 storie	es)
Apartment-Single L	Level Unit	
836 sq.ft.	Age:	1988 (37 yrs old)
2	Baths:	1
Assigned, Stall		
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	Apartment-Single 836 sq.ft.	2 Baths:

**Heating:** Water: Baseboard, Hot Water Floors: Sewer: Ceramic Tile, Laminate **Condo Fee:** Roof: \$ 548 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: M-C1 d76 Brick, Wood Frame, Wood Siding 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!