

**3210, 393 Patterson Hill SW  
Calgary, Alberta**

**MLS # A2207771**



**\$259,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this well-maintained apartment that enjoys peaceful surroundings. Inside, you will love the galley-style kitchen with dark hardwood floors. Stainless appliances include a dishwasher, and diner windows open this area to the rest of the space. The adjacent dining room is spacious and bright. The living room has tons of light streaming through southwest windows, and a wood fireplace features a gorgeous wood mantle and a tiled surround. The office nook in the hall, where a built-in desk has cabinets and lighting, is your work-from-home spot and is ready to go! The master bedroom offers plenty of room and a walk-in closet with an organization system. The secondary bedroom has a closet organizer as well. This unit also has a huge laundry room with extra space for outwear, cleaning supplies, and pantry items. There is also a sunny covered balcony, perfect for outdoor living. It overlooks a green belt, and opaque glass rails add a wonderful sense of privacy as you watch the sunset with a favourite beverage. Nearby, enjoy walking paths through Patterson Park, which connects to the popular Paskapoo environmental area, or visit one of the many parks and sport fields on this side of Sarcee Trail. On the other side of Sarcee, Edworthy Park takes you down into the river valley, where you can walk or bike for endless hours along the Bow River Pathway or book a picnic hut and host an outdoor party! Book your showing and don't miss out.