

# \$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, youâ€™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 Calgaryâ€™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	1
Zoning	M-C1 d76

## Listing Details

Listing Office	eXp Realty
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