



385 Patterson Hill Calgary Alberta

\$305,000

Welcome to Patterson - Where Convenience Meets Comfort! RARE PET FRIENDLY; NO RESTRICTIONS (pet registration), EAST FACING, NICE VIEW, above ground MAIN FLOOR END UNIT, WELL MANAGED BUILDING, RENOVATED, 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! (id:6769)

4pc Bathroom 7.00 Ft x 4.92 Ft

Bedroom 16.08 Ft x 8.75 Ft

Dining room 8.33 Ft x 8.00 Ft

Foyer 8.50 Ft x 3.67 Ft

Kitchen 7.83 Ft x 8.42 Ft

Laundry room 5.92 Ft x 9.75 Ft

Living room 19.83 Ft x 10.67 Ft

Other 5.33 Ft x 11.25 Ft

Primary Bedroom 16.17 Ft x 9.92 Ft

Other 3.75 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<http://keepitsimplesold.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca