

# \$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

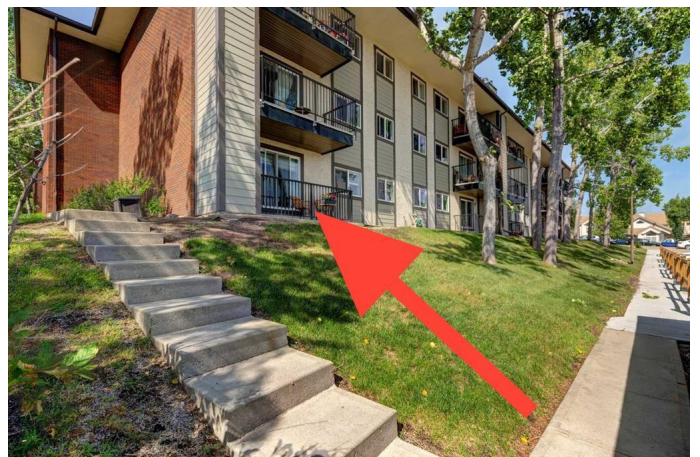
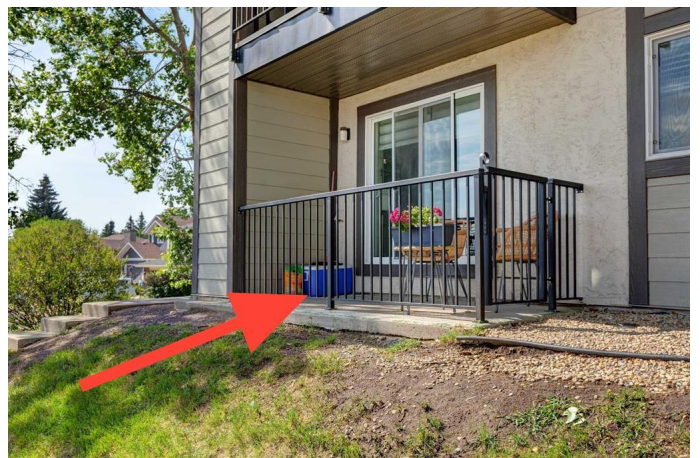
PRICE ADJUSTMENT WHAT!!Welcome to Patterson â€” Where Convenience Meets Comfort!

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, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
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	63
Zoning	M-C1 d76

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
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