

\$259,900 - 3209, 393 Patterson Hill Sw, Calgary

MLS® #A2109425

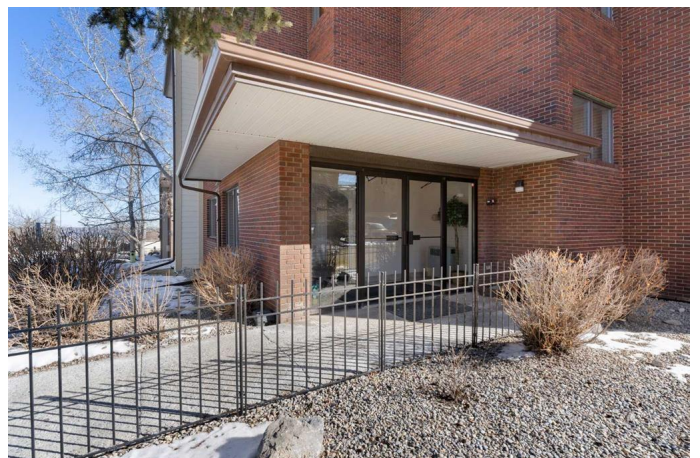
\$259,900

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Absolutely fabulous, and drop-dead gorgeous! Do not wait to visit this perfectly renovated, 850 square foot, 2 bedroom unit in exclusive Patterson, AND backing onto a treed green-belt in a smaller building (what more could be desired? Keep reading!) No detail has been missed in the top-to-toe high end updates, and the new owner(s) get the benefit! This bright, open apartment has been finished with modern, design-choice white and neutral selections: luxury vinyl plank flooring throughout, newer, sharp-looking stainless steel kitchen appliances, and full-sized washer and dryer are 2 years old. The fully re-painted interior, including cabinets, stylish black and chrome hardware, new lighting, window coverings, countertops, plumbing, tub, and glossy tile in the bathroom leave nothing to do, in a move-in ready home, and even the iron and glass railings were replaced by the conscientious management and ownership within the past 5 years! Sophisticated and contemporary, this environment is perfect for either one or more singles, one or two partnerships, or can comfortably offer a family-sized home since the layout is equal to many centrally located bungalow detached dwellings, just younger and better laid-out. The 11'x5' Balcony overlooks a treed green belt, and a wood-burning fireplace enhances the lifestyle features. 2 Bedrooms show the capacity for larger furnishings and closet space to the ceiling, a foyer and pantry/linen closet have storage galore, and a home office



or gym can easily be included if so desired. Available for quicker ownership, condominium documents are readily available via your agent (included in the listing attachments) - VIRTUAL TOUR and DETAILED FLOOR PLANS show off the optimized plan perks. The building also offers a secured mailbox room, only 32 units (11 per floor), parking with plug-in, relaxing pick-up area as sleek as a hotel lobby, and perfect location in prestigious SW Calgary - close AND far enough from the core and accesses, where all amenities await. This home won't be around long!

Built in 1988

Essential Information

MLS® #	A2109425
Price	\$259,900
Sold Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3209, 393 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2P4

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Guest, Off Street, Parking Lot, Plug-In, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 1st, 2024
Days on Market	7
Zoning	M-C1 d76
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.