

# \$264,000 - 3103, 393 Patterson Hill Sw, Calgary

MLS® #A2248596

**\$264,000**

2 Bedroom, 1.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

WELCOME HOME!!! Welcome to La Mesa in the SW community of Patterson. This well kept ground level condo offers 2 bedrooms, insuite laundry, and easy access to unit with no need for stairs or elevators. The bright kitchen features white cabinets and matching appliances, opening onto a good-sized living room with a cozy corner wood burning fireplace. A patio door leads to your covered outdoor space and greenspace, perfect for enjoying the outdoors or letting pets out. Inside, you'll find a large in-suite laundry/storage room, a full 4 piece bathroom, and plenty of natural light. The building is well managed with a healthy reserve fund in place. Located close to shopping, Westside Recreation Centre, transit, LRT, this home is ideal for first-time buyers, downsizers, investors, young professionals, or anyone wanting quick access to downtown. Your new home is waiting! Don't miss out on your opportunity to own this stunner!

Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248596  |
| Price          | \$264,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 843       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1988              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3103, 393 Patterson Hill Sw |
| Subdivision | Patterson                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 2P4                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Stall                  |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                                |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Wood Burning                                                        |
| # of Stories      | 4                                                                   |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 66                |
| Zoning         | M-C1 d76          |

### Listing Details

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