

385 PATTERSON Hill #4105, Calgary T3H 2P3

MLS® #: **A2187501** Area: **Patterson** Listing Date: **01/16/25** List Price: **\$275,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 30-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Smoking Home,See Remarks,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`10"	Kitchen	Main	8`0" x 7`9"
Dining Room	Main	7`8" x 8`4"	Living Room	Main	10`6" x 19`10"
Bedroom - Primary	Main	8`8" x 13`11"	Bedroom	Main	10`0" x 12`1"
Laundry	Main	9`5" x 5`11"	Balcony	Main	11`8" x 4`8"

Legal/Tax/Financial

Condo Fee: **\$554** Title: **Fee Simple** Zoning: **M-C1 d76**

Legal Desc:

9710815

Fee Freq:
Monthly

Remarks

Pub Rmks:

Comfortable, fully accessible Main floor, 2-bedroom unit. Nice size, quiet patio with direct access to green space which allows for a relaxing atmosphere in the warmer months. Key features: Washer and Dryer 2024, Dishwasher 2020. In unit storage with Laundry. Large double closet in hallway, and a natural wood burning fireplace. This condo is close to West Springs Village, Strathcona Square and Aspen Landing with cool shops, restaurants, shopping, grocery stores, paths/trails and parks. It is just one block away from the Old Banff Coach road for great access to public transit and the c-train. And yet it is far enough back from the main road to prove a quiet, peaceful and relaxing refuge from a long day of work. Call your favourite realtor and book your showing.

Inclusions:

N/A

Property Listed By:

Purpose Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









