



THE
A-TEAM

**RE/MAX
FIRST**

385 PATTERSON HILL #4105, Calgary T3H 2P3

MLS® #: **A2187501**

Area: **Patterson**

Listing Date: **01/16/25**

List Price: **\$284,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

6

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

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
4pc Bathroom	Main	4`11" x 7`10"
Dining Room	Main	7`8" x 8`4"
Bedroom - Primary	Main	8`8" x 13`11"
Laundry	Main	9`5" x 5`11"

Room	Level	Dimensions
Kitchen	Main	8`0" x 7`9"
Living Room	Main	10`6" x 19`10"
Bedroom	Main	10`0" x 12`1"
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









