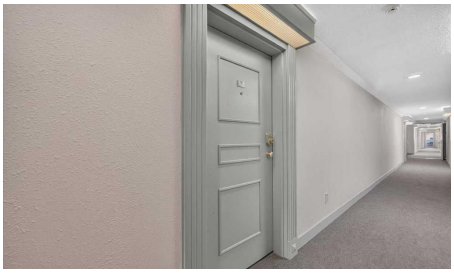
3108 393 Patterson Hill SW

Calgary | Active | MLS® A2355253

$218,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1988**	**859.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Discover comfortable, convenient living in the desirable community of Patterson. This freshly painted two-bedroom condo offers the ease of a main-floor location, complete with direct access through the private patio - ideal for bringing in groceries, welcoming guests, or heading outside without walking through the building.

The bright living room features a cozy fireplace, while the south-facing patio exposure brings in plenty of natural light throughout the day. Both bedrooms are generously sized, offering flexibility for a home office, guest room, or additional living space. Condo Fees include heat, water, sewer and parking stall.

With in-suite laundry, an assigned parking stall, and a practical layout, this inviting condo combines everyday convenience with a warm, welcoming atmosphere. Patterson is a well-established west Calgary community known for its nearby schools, extensive pathway network, and convenient access to parks and green spaces. The shops, restaurants, services, and amenities of the growing West District are also close at hand, adding even more convenience to this appealing location.

A perfect property for first time home buyers, investors or those looking to downsize. Move-in ready and ideally situated in one of Calgary's sought-after west-side communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355253
Bedrooms	2
Bathrooms	1
Year Built	1988
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	859.44 sq. ft.
Main Level Finished Area:	859.44 sq. ft.
Condo Fee:	$552.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1988 (Age: 38)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9710810
Heating:	Baseboard, Hot Water
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Mantle, Tile, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	La Mesa
Community:	Patterson
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'10" × 10'6" ·
Main Floor	Kitchen · 7'11" × 7'9" ·
Main Floor	Dining Room · 8'4" × 8' ·
Main Floor	Bedroom - Primary · 12'1" × 10'2" ·

Main Floor	Bedroom · 13'10" × 8'9" ·
Main Floor	Foyer · 5'11" × 3'6" ·
Main Floor	Laundry · 9'6" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, No Smoking Home
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3108-393-patterson-hill-sw-calgary-a2355253/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.