3301 393 Patterson Hill SW

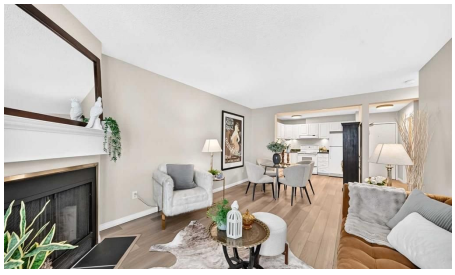
Calgary | Active | MLS® A2359349

$189,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1988**	**623.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to one of the best values in Patterson! This bright and spacious top-floor corner unit has just undergone a fantastic transformation, featuring brand-new luxury vinyl plank flooring throughout, fresh paint, and updated lighting throughout! Now vacant and beautifully staged, this home shows exceptionally well and offers a fresh, modern feel from the moment you step inside.

Tucked away on the quieter side of the building, this desirable corner unit offers exceptional privacy, an abundance of natural light, and a peaceful setting overlooking mature trees from the oversized balcony. Enjoy comfortable summer evenings without the intense afternoon sun!

Inside, the functional open-concept layout welcomes you with a spacious foyer, a large storage room, and convenient in-suite laundry. The kitchen offers ample cabinetry and flows seamlessly into the dining and living areas, creating an inviting space for everyday living and entertaining. The generous living room is anchored by a cozy fireplace, while updated patio doors lead to the expansive balcony, providing the perfect spot to relax and enjoy the tranquil surroundings.

The spacious primary bedroom easily accommodates a king-sized bed and is conveniently located beside the updated full bathroom. Additional improvements to the complex, including newer windows, updated patio doors, and renovated balconies, further enhance the appeal of this fantastic property.

The well-managed complex offers low condo fees that include heat, helping keep monthly ownership costs affordable. Whether you're a first-time buyer, downsizer, or investor, this beautifully refreshed home offers outstanding value in one of Calgary's most desirable west-side communities.

Ideally located just minutes from downtown Calgary, Canada Olympic Park, Westhills Shopping Centre, transit, walking paths, and quick access to the mountains.

VACANT, BEAUTIFULLY STAGED & AVAILABLE FOR IMMEDIATE POSSESSION! With all the recent improvements already completed, all that's left to do is move in and enjoy!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359349
Bedrooms	1
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:	623.3 sq. ft.
Main Level Finished Area:	623.3 sq. ft.
Condo Fee:	$408.21
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:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1988 (Age: 38)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0

Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9710810
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Off Street, 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:	Parking
Appliances:	See Remarks
Inclusions:	Fridge, Stove, Dishwasher, Hood-fan, Washer & Dryer, Window coverings
Restrictions:	None Known

Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 10'4" × 4'1" ·
Main Floor	Kitchen · 9'9" × 9'9" ·
Main Floor	Living/Dining Room Combination · 18'1" × 12' ·
Main Floor	Bedroom - Primary · 12'5" × 9'8" ·
Main Floor	Laundry · 8'1" × 4'10" ·
Main Floor	Balcony · 11'5" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3301-393-patterson-hill-sw-calgary-a2359349/

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