

\$315,000 - 4110, 385 Patterson Hill Sw, Calgary

MLS® #A2240979

\$315,000

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

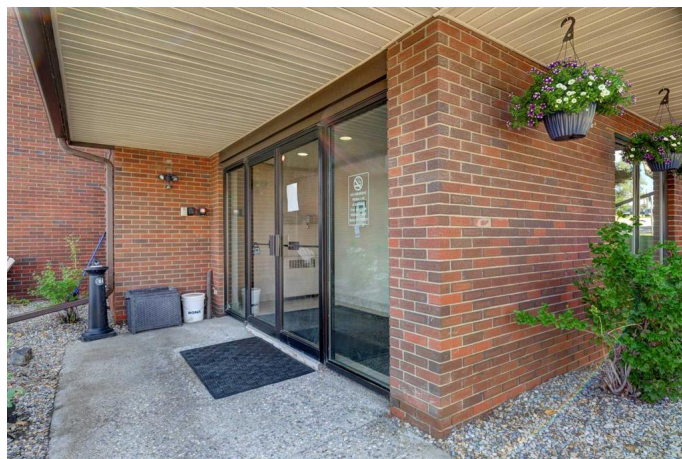
Welcome to Patterson â€“ Where
Convenience Meets Comfort!

This rare condominium offers Pet-friendly living (with board approval, no size restrictions). Located in the highly desirable SW community of Patterson, this beautifully updated 2-bedroom, 1 bath, ground-level corner end unit offers low-maintenance living just minutes from downtown and the mountains. Featuring quartz countertops, stainless steel appliances, and newer flooring throughout. This condominium combines modern finishes with rare touches like a cozy wood-burning fireplace. Enjoy in-suite laundry & storage, a private patio with parking directly in front. Condominium fees include heat, water & sewer for added value. Set on a quiet street with lovely views, this unit offers easy access to transit, shopping, restaurants, walking/bike paths, and major routes including Stoney Trail. With a large primary closet and exceptional location, this is your chance to stop renting and start owning!

Built in 1988

Essential Information

MLS® #	A2240979
Price	\$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	848
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4110, 385 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2P3

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	July 18th, 2025
Days on Market	2
Zoning	M-C1 d76

Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.