

# \$304,900 - 4210, 385 Patterson Hill Sw, Calgary

MLS® #A2212615

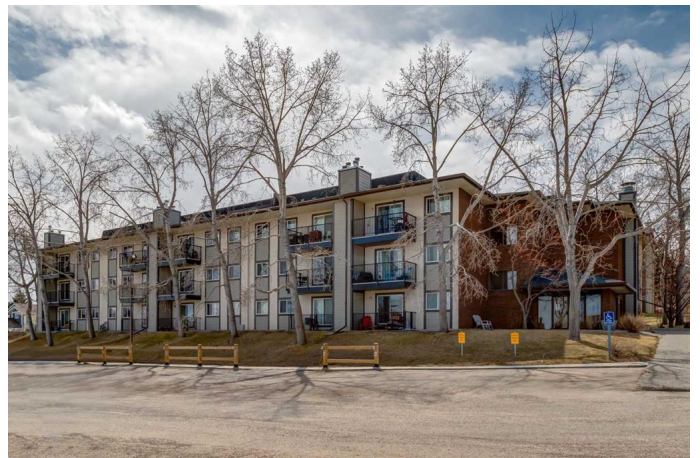
**\$304,900**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this charming and beautifully maintained condo nestled in the sought-after community of Patterson in Calgary's southwest. This inviting 2-bedroom, 1-bathroom 2nd floor unit offers approximately 850 square feet of well-designed living space that perfectly balances comfort, functionality, and style. The home opens into a warm and welcoming layout, highlighted by a cozy wood-burning fireplace that serves as the heart of the living area—ideal for relaxing evenings or entertaining guests. Natural light fills the space through large patio doors that lead to your own private outdoor patio, which gives you a great view of Downtown —perfect for morning coffee, summer lounging, or simply enjoying a peaceful view. Recent updates include new paint, flooring, bathroom vanity and countertops. The kitchen and dining areas offer both practicality and flow, while ample storage can be found throughout, including a generous linen closet in the hallway and a well-appointed in-unit laundry room. Located in the desirable La Mesa complex, this unit includes an assigned parking stall and benefits from a well-managed condo board. Monthly condo fees cover heat, water, professional management, insurance, snow removal, and exterior maintenance—ensuring a truly hassle-free lifestyle. Surrounded by the natural beauty and elevated landscapes of Patterson, residents enjoy quick access to parks, walking trails, and scenic viewpoints. Shopping and



amenities are just minutes away at West Springs Village, Strathcona Square, and Aspen Landing, while Old Banff Coach Road and nearby transit optionsâ€”including a short trip to the C-Trainâ€”make commuting downtown a breeze. If you're looking for a comfortable, low-maintenance home in one of Calgary's most peaceful and established neighborhoods, Unit 4210 is ready to welcome you. Book your private showing today and see why this condo could be your perfect next move.

Built in 1988

**Essential Information**

MLS® #	A2212615
Price	\$304,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	4210, 385 Patterson Hill Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2P3

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking Assigned, Stall

## Interior

Interior Features No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating Baseboard, Boiler, Fireplace(s)

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

# of Stories 3

## Exterior

Exterior Features Balcony

Construction Brick, Composite Siding, Wood Frame

## Additional Information

Date Listed April 22nd, 2025

Days on Market 6

Zoning M-C1

## Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.