

\$575,000 - 16 Prominence View Sw, Calgary

MLS® #A2109480

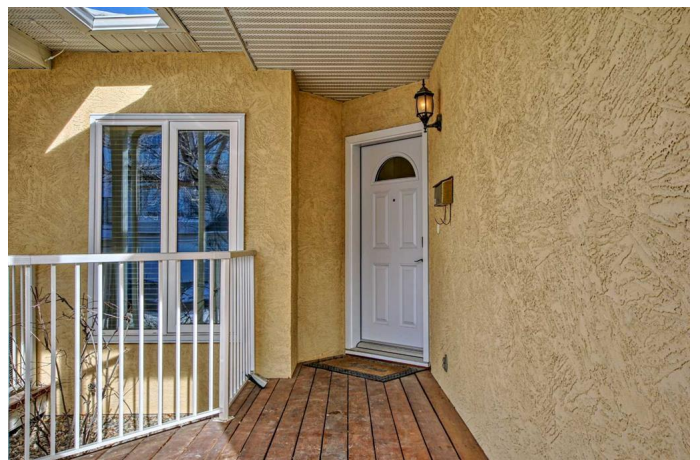
\$575,000

4 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

UNICORN ALERT! This is the one you have been waiting for. A beautiful, half duplex, bungalow in a great complex backing to greenspace. Come live the maintenance free lifestyle in this extremely spacious villa that has all of the space and comforts of home. FRESHLY PAINTED throughout with NEW CARPETS AND BATHROOM FLOORS . This open plan walkout, with builder developed basement has a total of 4 bedrooms and 3 full baths making it suitable for any number of family situations or personal tastes. On the main level you will find 2 bedrooms including the primary with it's full ensuite including large soaker tub and walk in shower. The second main floor bedroom would also make a great den and there is a second full bath with walk in shower. The main living area is open plan and features 9 and 10 foot ceilings with the kitchen overlooking the dining and living room with gas fireplace. Overlook the greenspace through energy efficient, TRIPLE PANE WINDOWS (windows are 2 yr old triple pane throughout, except in primary ensuite) or sit on the upper balcony (with natural gas BBQ hook up) with your morning coffee and watch as deer stroll by in the tranquil space. A generous mudroom and laundry complete the main. The lower level is developed with a huge family room, with second fireplace that keeps things toasty and 2 bedrooms that share a 5 piece Jack and Jill ensuite. There is more than ample storage as well. Stay cool in the summer with CENTRAL A/C (unit is 2 years old). Room for



2 cars in the insulated and drywalled garage
and 2 more on the dryway. START THE CAR
this perfect home awaits!

Built in 1996

Essential Information

MLS® #	A2109480
Price	\$575,000
Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,318
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	16 Prominence View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3M8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 12th, 2024
Days on Market	19
Zoning	M-C1 d30
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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