

\$509,900 - 107 Prominence Heights Sw, Calgary

MLS® #A2110205

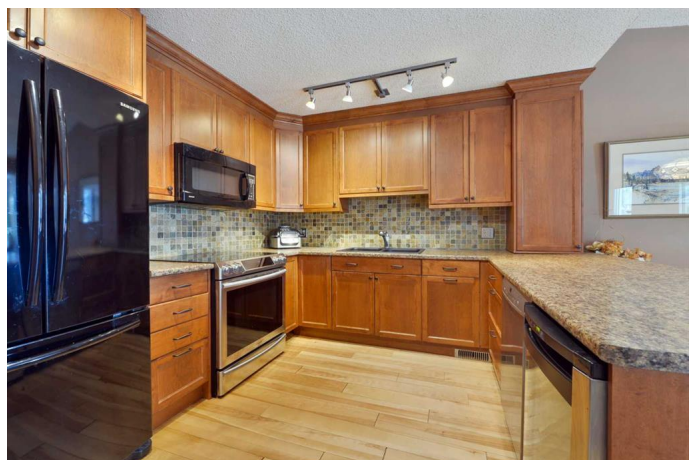
\$509,900

3 Bedroom, 3.00 Bathroom, 1,923 sqft

Residential on 0.01 Acres

Patterson, Calgary, Alberta

Welcome to 107 Prominence Heights SW. A large, bright and sunny townhouse in a well maintained condo complex in the desirable Southwest community of Patterson. A short 15 minute commute to downtown and easy access to the ring road to get to the mountains. This spacious unit offers over 1922 sq ft of living space above grade as well as a basement for storage or future development. Arrive home and park in the secure double attached garage with high ceilings and plenty of room for tools and other garage articles. Enter the home on the main walk out level that includes a family room, den/bedroom, laundry area and convenient 2 piece bathroom. This level walks out to a small concrete patio area and common green space with wall providing sheltered privacy. The second level brings you to the main living space that includes an updated kitchen, adjoining dining area with plenty of room to host family and guests and a spacious living room with vaulted ceilings and gas fireplace. This level also homes a huge primary bedroom with walk in closet and a recently renovated 3 piece ensuite bathroom with easy entry shower that includes a bench, the second bedroom and a 4 piece bathroom. There is a south facing covered deck that overlooks and off leash dog park. This home is a great opportunity to live in the Southwest , in a quiet location, in a responsibly run condo association that takes care of all of the exterior maintenance (snow removal and lawn care) at an affordable price. Call today to schedule



your private viewing!

Built in 1991

Essential Information

MLS® #	A2110205
Price	\$509,900
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,923
Acres	0.01
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	107 Prominence Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Z6

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home, Storage
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 18th, 2024
Days on Market	17
Zoning	M-CG d27
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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