

\$519,000 - 16, 1220 Prominence Way Sw, Calgary

MLS® #A2115720

\$519,000

2 Bedroom, 2.00 Bathroom, 1,659 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Attention Investors and DIY Enthusiasts! Embrace the opportunity to transform this spacious 4-level split executive townhome into your dream retreat. With 2 bedrooms, 2 bathrooms, and endless potential, this property presents an exciting canvas for those with vision and creativity. Nestled in the desirable community of Patterson, this townhome boasts a unique layout spread across four levels, offering plenty of space and versatility for customization. While it requires some TLC, the possibilities for renovation and enhancement are boundless, allowing you to tailor the home to your exact specifications and preferences. The main level welcomes you with an open-concept floor plan featuring a sunken living area with a wood-burning fireplace and floor-to-ceiling west-facing windows with a walkout to the main level patio, dining area, and kitchen awaiting your personal touch. Ascend to the upper levels to discover the sleeping quarters including a spacious master suite located on the third level with private outdoor balcony, walk-in closet and 4pc ensuite bathroom. The second large bedroom on level two features a second outdoor private balcony is ideal for guests or a home office. Here you will also find the second 5pc bathroom. With a bit of renovation magic, these spaces can be transformed into cozy retreats tailored to your lifestyle needs. The lower level offers additional living space with a second gas fireplace, providing opportunities for a family room, home gym, or office, limited



only by your imagination. Let your creativity soar as you envision the possibilities for these versatile areas, each offering unique potential to add value and functionality to the home. Conveniently located near amenities such as walking trails, golf courses, shopping, and dining, as well as only 15 minutes to downtown Calgary, Westside Rec Centre & LRT Station and one hour to the mountains, this townhome offers the perfect blend of suburban tranquillity and urban convenience. With some investment and elbow grease, you can unlock the full potential of this property and create the home of your dreams. Don't miss this incredible opportunity to breathe new life into a charming 4-level split executive townhome. Schedule a showing today and explore the possibilities that await!

Built in 1982

Essential Information

MLS® #	A2115720
Price	\$519,000
Sold Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,659
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	16, 1220 Prominence Way Sw
Subdivision	Patterson
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H2B4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Many Trees
Roof	Concrete
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 25th, 2024
Days on Market	7
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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