

\$499,900 - 364 Prominence Heights Sw, Calgary

MLS® #A2130051

\$499,900

3 Bedroom, 3.00 Bathroom, 1,884 sqft

Residential on 0.09 Acres

Patterson, Calgary, Alberta

Open House Wednesday 3-6 pm. Welcome to your new home in the highly sought-after neighborhood of Patterson. This classic condo offers over 1800+ sq ft of developed living space and breathtaking views of the Calgary skyline. Step inside and be greeted by an abundance of natural light streaming through the expansive windows and the soaring ceilings on the main floor. The open floor plan offers a spacious living area with large kitchen and island and adjacent dining room. Open living space offers a great space for friends and family gatherings or for quiet nights in to enjoy the cozy gas fireplace. Entertain or unwind in style on the large balcony, where panoramic views of Calgary skyline await. The upper floor offers two generously sized bedrooms with ample space and comfort. The master bedroom boasting a walk-in closet and private ensuite with shower and soaker tub. The main 4pc bathroom features laundry facilities, ensuring efficiency without compromising on elegance. For those seeking additional living space, the fully developed walk-out basement offers endless possibilities. Discover a third bedroom and full bath, ideal for guests or extended family members. The versatile family room invites you to tailor the space to suit your lifestyle. Convenience meets luxury with the double attached garage, providing secure parking and extra storage space for your belongings. Experience the epitome of refined living in this classic condo at Prominence Hills. Embrace the tranquility of



Patterson's prestigious neighborhood while enjoying easy access to urban amenities, making every day a celebration of comfort and style. Schedule your viewing today and elevate your living experience to new heights.

Built in 1997

Essential Information

MLS® #	A2130051
Price	\$499,900
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,884
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	364 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	Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 27th, 2024
Days on Market	13
Zoning	M-CG d27
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.