

\$750,000 - 10, 1220 Prominence Way Sw, Calgary

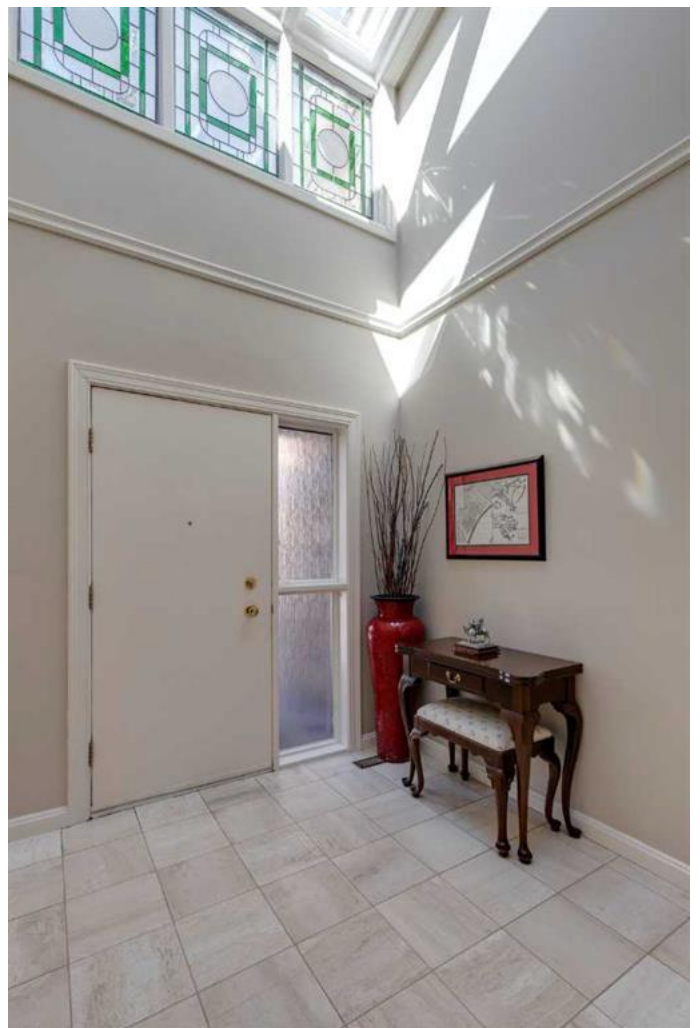
MLS® #A2148232

\$750,000

3 Bedroom, 4.00 Bathroom, 2,113 sqft
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Step into this stunning townhouse boasting million dollar views of Calgary's city skyline, complemented by multiple outdoor living areas and a convenient walk-out basement. Ideal for those seeking to downsize without sacrificing formal living and dining rooms, private patios, and multiple bedrooms with their own ensuites. The sunlit filled double-height foyer leads you into the formal dining room, complete with an alcove to hold a hutch. Beyond, the living room with a wood burning fireplace provides a lovely spot to host friends and have lively conversations. The living room opens to a large deck, offering spectacular sparkling city lights from this vantage point. The efficient kitchen contains a island with seating and a cooktop, ample storage, a sunny casual dining nook, and a conveniently located laundry room. A loft at the top of the stairs overlooks the foyer, is lit with skylights and custom stained glass panels and could easily be used as a library or home office. The large primary bedroom has an impressive vaulted ceiling, an updated ensuite, walk-in closet and a deck providing a private oasis for your morning coffee with the sunrise. Down the hall is a second bedroom with its own ensuite, walk in closet and deck. The lower walk-out level contains a games area with a wet bar and a family room with gas fireplace - a cozy area for movie nights. This floor is the ideal private space for guests with a third bedroom and bathroom. Sliding glass doors open to a covered patio that backs onto



a common green space surrounded with mature trees. Gardeners will appreciate the ability to get creative and design their own flower bed at the front door. This is a very well managed condo complex with respect between board and community members. Embrace a new chapter of carefree living with unparalleled views in a beautifully maintained complex.

Built in 1982

Essential Information

MLS® #	A2148232
Price	\$750,000
Sold Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,113
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	10, 1220 Prominence Way Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2B4

Amenities

Amenities	None
Parking Spaces	4

Parking Double Garage Attached

Interior

Interior Features Double Vanity, High Ceiling(s), Walk-In Closet(s)

Appliances Bar Fridge, Built-In Oven, Cooktop, Garburator, Micro Compactor, Washer/Dryer, W

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out



Exterior

Exterior Features Balcony, Private Yard

Lot Description Cul-De-Sac, Few Trees

Roof Concrete

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 12th, 2024

Date Sold September 11th, 2024

Days on Market 61

Zoning M-CG d30

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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