

\$319,900 - 111, 550 Prominence Rise Sw, Calgary

MLS® #A2164302

\$319,900

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

This is a rare opportunity - one of the best suites in a great 55+ building in SW Calgary. This 2 bedroom / 2 bath, ground level suite on the quiet side of the building has many upgrades. The granite kitchen countertop, double Bristol undermount sink, tiled backsplash with brushed nickel taps and hardware are accentuated by the undermount lights along the clean white cabinets. Add to this the stainless appliances, a large storage closet / pantry and you have the start of something beautiful. You will be thrilled with the LG washer / dryer combo set that is included. The heart of the apartment is the living room / dining room combination with large windows and an exterior door that leads to a small patio and manicured lawn. The entire unit is completed with a hardwood style, laminate floors. No carpets here. Both bedrooms have double closets for lots of storage. The primary bedroom has a 4 piece ensuite with a granite vanity top. The large main bath has a spacious walk-in shower with frosted doors, more granite plus grab bars. This is a well managed building with every amenity you desire - a huge common area for special events, games room, craft room, library, exercise equipment, a hair salon and of course, titled underground parking. Condo fee includes nearly everything: heat, electricity, reserve fund & management. Just set up your own cable. Along with sprinklers and smoke / CO2 detectors, there is a personal security system installed for your health and safety.



Call your favourite REALTOR and come see this suite today.

Built in 2003

Essential Information

MLS® #	A2164302
Price	\$319,900
Sold Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	111, 550 Prominence Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J1

Amenities

Amenities	Fitness Center, Guest Suite, Party Room, Secured Parking, Visitor Parking, Coin Laundry, Dog Park, Laundry
Utilities	Cable Connected
Parking Spaces	1
Parking	Parkade, Titled, Underground, Secured

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	European Washer/Dryer Combination
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	2
Basement	None

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 9th, 2024
Days on Market	27
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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