

\$749,990 - 16, 1220 Prominence Way Sw, Calgary

MLS® #A2171937

\$749,990

2 Bedroom, 2.00 Bathroom, 1,707 sqft
Residential on 0.00 Acres

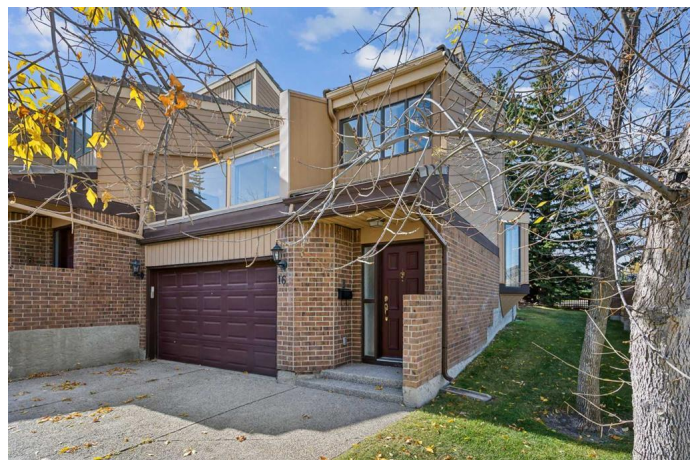
Patterson, Calgary, Alberta

Check out our 24/7 virtual open house!
Discover your dream home in the highly desirable community of Patterson! This beautifully renovated corner townhome is just steps away from Prominence Park and a short stroll to Patterson Park. With its distinctive 4-level split design, this home perfectly accommodates families at any stage of life.

Step inside and be captivated! The main floor boasts a stunning custom multi-tone kitchen, featuring quartz countertops, designer lighting, and high-end appliances. The inviting dining nook flows seamlessly into the spacious living room, complete with a cozy fireplace and an entire wall of windows that overlook the tranquil rear yard.

On the third level, indulge in a spa-inspired full bathroom and a generously sized bedroom, which features wall-to-wall windows and a private balcony—perfect for enjoying your morning coffee. Ascend to the upper level to find a breathtaking primary bedroom adorned with vaulted ceilings and its own private balcony. The luxurious ensuite bathroom offers a walk-in shower and a relaxing soaker tub, along with a dream walk-in closet.

The fully finished lower level continues to impress with a versatile flex room/office, a large family room with a gas fireplace, a laundry room, and ample storage. A double attached garage and private driveway



complete this exceptional home.

Enjoy unbeatable access to key amenities, including Sarcee Trail, Downtown, Westside Recreation Centre, and the LRT station. Experience modern living at its finest in this remarkable Patterson gem!

Built in 1982

Essential Information

MLS® #	A2171937
Price	\$749,990
Sold Price	\$728,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,707
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	T3H 2B4

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Closet Organizers, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, 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	Corner Lot, Low Maintenance Landscape, Landscaped, Many Trees
Roof	Concrete
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	November 18th, 2024
Days on Market	38
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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