

155 Prominence Heights SW
Calgary, Alberta

MLS # A2301873



\$589,000

Division:	Patterson		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,523 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub		

Inclusions: NA

A beautiful townhouse with over 2000 sqft of finished living space, in the very desirable and established community of Patterson. A floor plan that will allow you all sorts of flexibility. A formal entrance will lead you up to a large dining area and kitchen with stylish stainless steel appliances. A door leads to a private balcony overlooking a large green space. A double sided fireplace is featured and can be enjoyed in both the living room and the formal dining room, perfect for entertaining. The upper living room has soaring ceilings and oversized windows bringing in loads of natural light. A bedroom or office finishes this level. Your private primary suite is the entire top floor, with a full ensuite, and large walk-in closet. The fully finished walk-out basement is perfect for guests, including their own private entrance, bedroom and full bathroom. Beautiful Vinyl Plank flooring has been upgraded throughout the home including a NEW HIGH EFFICIENCY FURNACE. Central Air is incl. to help you enjoy your sunny West exposure. You'll have an easy commute to downtown and/or mountains, with parks, public transit, shopping, pathways all nearby. Don't miss this opportunity and call for your viewing today!