

**120, 550 Prominence Rise SW
Calgary, Alberta**

MLS # A2307824



\$299,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Granite, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 776
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

ONE OF THE LARGEST & BEST LOCATIONS IN LEGACY ESTATES AWAITS YOU! Welcome to this beautifully maintained and exceptionally located 55+ condo in the highly sought-after Legacy Estates complex in the prestigious community of Patterson. Tucked away at the end of a quiet no-thru road and surrounded by winding nature trails and green space, this well-loved and friendly complex offers the perfect blend of peaceful living, vibrant community connection, and unbeatable convenience. This spacious MAIN FLOOR 2-bedroom, 2-bathroom home is ideally positioned within the complex and features one of the most desirable layouts & locations available. Offering a bright and airy open-concept design with no wasted space, the home is filled with natural light and showcases beautiful hardwood flooring throughout the main living areas, creating a warm and inviting atmosphere from the moment you step inside. The open designed kitchen is a dream for both everyday living and entertaining, featuring an abundance of counter space, ample cabinetry, stainless steel appliances, white cabinets, and everything needed to prepare your favorite culinary creations with ease. The adjoining dining and living areas flow seamlessly together, making this home ideal for hosting friends and family or simply relaxing in comfort. Step outside to your private SOUTHWEST-facing patio — one of the true highlights of this exceptional property. Surrounded by mature greenery and offering outstanding privacy, this outdoor retreat is the perfect place to enjoy a cool drink on warm summer evenings, soak up the sunshine, or entertain guests in a peaceful garden setting. Designed with comfort and privacy in mind, the two spacious bedrooms are thoughtfully located on opposite sides of the condo. Both bedrooms are generously sized, with the spacious

primary suite featuring a large walk-in closet and private 3-piece ensuite complete with a walk-in shower. A second oversized 4-piece main bathroom adds extra comfort and convenience! Additional features include in-suite laundry with a newer space-saving Whirlpool washer and dryer, TITLED underground parking stall (#22), and storage. Whether you're looking to participate in community activities or simply enjoy the tranquility of your own home among friendly neighbours, this complex truly offers the best of both worlds. Amenities include a fitness room, games room, library, hair salon, guest suite, common laundry area, visitor parking, and an expansive dining and social lounge complete with a cozy fireplace — the perfect event setting. MONTHLY CONDO FEES INCLUDE ALL UTILITIES — heat, water, sewer & electricity — providing exceptional value and worry-free living. Cable & internet are extra. Enjoy easy access to local shopping, with Sobey's just minutes away, major retail destinations including West Hills, West Springs, and Strathcona all within a short 5-10 min drive. This is a rare opportunity to own a true jewel in one of Calgary's most desirable adult-living communities!