

**119 Prominence Heights SW  
Calgary, Alberta**

**MLS # A2311567**



**\$530,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Fridge in basement (under stairs), Storage Cabinet in main floor rec room

Welcome to this spacious and well-designed townhouse in the desirable community of Patterson, offering over 2,400 sq ft of developed living space and a layout that truly feels like home. The upper level is where everyday living comes together beautifully, with large windows filling the space with natural light throughout the living room, dining area, and kitchen. Step outside to the large southwest-facing covered patio, an ideal extension of the living space and the perfect spot to enjoy morning coffee, summer evenings, or simply unwind at the end of the day. This upper level features two generously sized bedrooms, including a comfortable primary retreat complete with a walk-in closet and a spacious 5-piece ensuite. A second full 4-piece bathroom adds convenience for guests or family. The main floor offers additional flexible living space with a 3rd bedroom, a 2 piece bathroom, & a large family room - perfect for a home office, gym, media space, or guest accommodations. The lower level is finished with another cozy family room - with an electric fireplace, along with a den & additional storage area. Tucked away in a quiet location while still offering quick access to downtown, parks, shopping, restaurants, and an easy escape west to the mountains, this is a fantastic opportunity to enjoy low-maintenance living without sacrificing space or comfort.