

205, 550 Prominence Rise SW
Calgary, Alberta

MLS # A2330666



\$195,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated one-bedroom suite in Legacy Estates, a highly sought-after 55+ adult living community in the desirable neighbourhood of Patterson Heights. A quaint two-story, brick-faced building offering lots of character and several amenities. This bright and well-maintained 2nd-floor unit includes a titled underground parking stall and offers a comfortable, low-maintenance lifestyle! All utilities are included in the condo fees. The inviting floor plan features a spacious living room with access to a private balcony, perfect for enjoying your morning coffee or relaxing outdoors while facing a well-treed green space. There are common laundry facilities, but in-suite laundry hookups are also possible. Legacy Estates is renowned for its outstanding amenities and active social atmosphere. Residents enjoy a pet friendly atmosphere (with board approval) and have access to two elevators, a large dining room, guest suites, a games room, exercise and fitness rooms, a craft room, a library, and other personal aesthetic services. The community also hosts regular happy hours, potluck dinners, and special events throughout the year, making it easy to stay active and connected. If you're searching for a beautifully maintained one-bedroom condo offering outstanding amenities and a welcoming sense of community, this exceptional suite is one you won't want to miss!