

108, 550 Prominence Rise SW
Calgary, Alberta

MLS # A2337352



\$184,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	548 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Wood Frame

Foundation: -

Features: Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 458

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

MAIN FLOOR UNIT - MANY RESIDENT AMENITIES - ALL UTILITIES INCLUDED. Clean, pristine, and beautifully maintained! Welcome to this lovely 55+ condo in the quiet, adult-only community of Legacy Estates in Patterson, where comfortable living, thoughtful updates, and an active social lifestyle come together. Ideally located on the main floor with a desirable south-facing exposure, this home is perfectly positioned to enjoy plenty of natural light throughout the day while offering a comfortable escape from the afternoon heat during the summer months. Step inside to discover a wide-open floor plan with no wasted space, creating a bright, practical, and inviting living environment. The interior has been refreshed with new laminate flooring throughout, adding to the bright and welcoming feel. The primary bedroom offers a full-size clothes closet, while the spacious kitchen provides plenty of room for more than one cook, featuring nicely maintained cabinetry and ample counter space for preparing meals, entertaining, or simply enjoying everyday convenience. The washing machine and dryer are conveniently tucked away in a stacked configuration inside the closet near the bathroom, keeping everything neatly organized and easily accessible. The extra-large 4-piece bathroom is fully accessible and offers room for additional shelving if desired. Window coverings are included throughout, providing a nice finishing touch to this sweet, comfortable, and affordable apartment. Beyond your own front door, you'll enjoy an active social community and several inviting common areas, including a TV room, library, games room, gym, common dining room for large community dinners, hair salon, craft room, and more! Please be sure to see the pictures of the rest of this wonderful building and its amenities to appreciate everything Legacy Estates has to offer. This home has been lovingly

maintained and is ready for its new owner, with immediate possession available. For those who love getting outside, enjoy the off-leash dog park just a one-minute walk from your front door, along with tons of nearby nature walking paths. With its bright main-floor setting, thoughtful updates, spacious layout, fantastic amenities, and wonderful location close to nature, this is an inviting opportunity to enjoy easy, comfortable living in a welcoming 55+ community. Come experience the comfort, convenience, and community that make Legacy Estates such a wonderful place to call home! No parking available with this unit. New owners can go on a waiting list or put a note on the bulletin board asking for any available parking stalls.