



THE A-TEAM

RE/MAX FIRST

135 PROMINENCE Heights, Calgary T3H 2Z6

MLS®#: A2160699 Area: Patterson Listing 08/28/24 List Price: \$524,900
Status: Active County: Calgary Change: -\$25k, 17-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1991
Lot Information
Lot Sz Ar: 4,197 sqft
Lot Shape:

DOM

22
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Few Trees,Lawn,No Neighbours Behind,Landscaped
Park Feat: Double Garage Attached,Driveway,Garage Faces Front,Guest,Insulated,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings
Int Feat: High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Skylight(s),Storage,Walk-In Closet(s),Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedrooms, Bathrooms, Office and their respective levels and dimensions.

**Kitchen  
Furnace/Utility Room**

**Basement  
Basement**

**6`2" x 5`4"  
9`5" x 6`6"**

**Storage**

**Basement**

**6`4" x 7`9"**

Legal/Tax/Financial

Condo Fee:  
**\$476**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d27**

Legal Desc: **9512232**

Remarks

Pub Rmks: **\*\*OPEN HOUSE: SUNDAY, SEPTEMBER 22, FROM 2 PM TO 4 PM\*\* Welcome to this END UNIT that boasts over 2,600 sq ft of developed living space, surrounded by Nature's Beauty in the desirable community of Patterson! Whether you have kids and/or pets, you'll love having NO NEIGHBOURS BEHIND where you can cross the street to the OFF-LEASH DOG PARK and PLAYGROUND. For family's who have an active lifestyle, beautiful views of the bow river are at your fingertips at EDWORTHY PARK (10 mins), and only 1 min walk to walking/biking paths. Enjoy a fun-filled day at WESTSIDE RECREATION CENTRE (6 mins) of swimming, skating, wall climbing and tons more! If you're even more adventurous, you have unparalleled convenience to the great outdoors with MOUNTAINS (1 hr), BANFF (75 mins) and Ski Hills (90 mins) close by. This home is great for entertaining guests, from the ample parking on the driveway for 2, to the OPEN LAYOUT of the kitchen/dining/living room accented by VAULTED CEILINGS and tons of natural light from the SKYLIGHT and well appointed SOUTHWEST facing windows. Continue to connect with friends and family while you're in your timeless white kitchen with Corian countertops and STAINLESS STEEL APPLIANCES (2020-2021). Read a book or fire up the BBQ on your VINYL DECK, that overlooks the serene lush greenery of the park, or you can choose your second outdoor space from the WALK-OUT ENTRANCE below that is finished with a concrete deck. Whether you have a growing family, or just want space to expand, your vision can become a reality with 4 bedrooms, a den, and 3 FULL BATHS (nobody needs to share), you can be comfortable for the long-term. Don't miss your chance to make this home yours today!**  
Inclusions: **Hood Fan**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









