



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 PROMINENCE Heights, Calgary T3H2Z6**

MLS®#: **A2161141**      Area: **Patterson**      Listing Date: **08/28/24**      List Price: **\$545,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 16-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,908**  
 Low Sqft:  
 Ttl Sqft: **1,908**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Greenbelt**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Jetted Tub,No Animal Home,No Smoking Home,Skylight(s),Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

| Room                | Level        | Dimensions             | Room                     | Level        | Dimensions           |
|---------------------|--------------|------------------------|--------------------------|--------------|----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>  | <b>2`11" x 6`9"</b>    | <b>Dining Room</b>       | <b>Main</b>  | <b>8`11" x 8`2"</b>  |
| <b>Kitchen</b>      | <b>Main</b>  | <b>10`5" x 12`5"</b>   | <b>Living Room</b>       | <b>Main</b>  | <b>15`3" x 22`3"</b> |
| <b>4pc Bathroom</b> | <b>Upper</b> | <b>5`8" x 9`11"</b>    | <b>4pc Ensuite bath</b>  | <b>Upper</b> | <b>7`7" x 7`11"</b>  |
| <b>Family Room</b>  | <b>Upper</b> | <b>25`11" x 18`11"</b> | <b>Bedroom - Primary</b> | <b>Upper</b> | <b>15`1" x 13`7"</b> |
| <b>Bedroom</b>      | <b>Upper</b> | <b>10`6" x 12`10"</b>  | <b>Bedroom</b>           | <b>Upper</b> | <b>9`11" x 9`7"</b>  |

Legal/Tax/Financial

Condo Fee:  
**\$476**

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

Zoning:  
**M-CG d27**

Legal Desc: **9512232**

Remarks

Pub Rmks: **This expansive end unit boasts over 1,900 sq ft of living space, one of the largest floor plans in the complex! The main floor features a functional kitchen, a spacious living room, and a patio door that opens to a green space backyard. The unit also includes a double front-attached garage. On the second floor, you'll find a generous family room with vaulted ceilings and a corner fireplace, a laundry room, and a 4-piece bathroom. The family room opens onto a large balcony through a patio door. The primary bedroom includes a 4-piece ensuite with a jetted tub, and there are two additional sizable bedrooms on this floor. The basement is undeveloped and awaits your personal touch. The unit is in its original condition and is ready for your upgrades. Book your showing with your favorite agent now!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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















