



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1220 PROMINENCE Way #16, Calgary T3H 2B4**

MLS®#: **A2171937**

Area: **Patterson**

Listing Date: **10/11/24**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1982**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Landscaped,Many Trees**  
Park Feat: **Double Garage Attached**

DOM

**7**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Concrete**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 15`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`1" x 7`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>15`5" x 13`2"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 10`3"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`10" x 14`2"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>15`1" x 14`4"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>10`8" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Third</b>	

Legal/Tax/Financial

Condo Fee:  
**\$455**

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

Zoning:  
**M-CG**

Legal Desc: **8311928**

Remarks

Pub Rmks: **\*\* OPEN HOUSE SATURDAY OCTOBER 19, 12-2 PM \*\* Check out our 24/7 virtual open house! Discover your dream home in the highly desirable community of Patterson! This beautifully renovated corner townhome is just steps away from Prominence Park and a short stroll to Patterson Park. With its distinctive 4-level split design, this home perfectly accommodates families at any stage of life. Step inside and be captivated! The main floor boasts a stunning custom multi-tone kitchen, featuring quartz countertops, designer lighting, and high-end appliances. The inviting dining nook flows seamlessly into the spacious living room, complete with a cozy fireplace and an entire wall of windows that overlook the tranquil rear yard. On the third level, indulge in a spa-inspired full bathroom and a generously sized bedroom, which features wall-to-wall windows and a private balcony—perfect for enjoying your morning coffee. Ascend to the upper level to find a breathtaking primary bedroom adorned with vaulted ceilings and its own private balcony. The luxurious ensuite bathroom offers a walk-in shower and a relaxing soaker tub, along with a dream walk-in closet. The fully finished lower level continues to impress with a versatile flex room/office, a large family room with a gas fireplace, a laundry room, and ample storage. A double attached garage and private driveway complete this exceptional home. Enjoy unbeatable access to key amenities, including Sarcee Trail, Downtown, Westside Recreation Centre, and the LRT station. Experience modern living at its finest in this remarkable Patterson gem!**

Inclusions: **NA**  
Property Listed By: **Real Broker**

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









Virtually Staged



