



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**364 PROMINENCE Heights, Calgary T3H 2Z6**

MLS®#: **A2173145**

Area: **Patterson**

Listing Date: **10/18/24**

List Price: **\$749,990**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area  
Abv Sqft: **1,862**  
Low Sqft:  
Ttl Sqft: **1,862**

Lot Information

Lot Sz Ar: **3,950 sqft**  
Lot Shape:

DOM

**64**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)**  
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Upper</b>	<b>10`0" x 8`9"</b>
<b>Living Room</b>	<b>Upper</b>	<b>14`8" x 14`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`6" x 14`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`10" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`2" x 9`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Upper</b>	<b>10`6" x 8`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`6" x 2`11"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>9`11" x 6`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`11" x 11`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`0" x 7`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$480**

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

Zoning:  
**M-CG**

Legal Desc: **9512232**

Remarks

Pub Rmks: **Check out our 24/7 Virtual Open House. Discover modern living in this freshly renovated townhome in the desirable community of Patterson. This beautiful home offers a spacious and thoughtfully designed layout that's perfect for families at any stage of life. This home leaves nothing to be desired as it features a gourmet kitchen, three generous-sized bedrooms, 3 full bathrooms, double attached garage and walk-out finished basement. Step inside to enjoy fresh updates throughout, including stylish finishes and upgrades that enhance both comfort and elegance. Large windows flood the home with natural light, creating an inviting atmosphere in every corner. The unique multi-level layout provides versatility, with distinct spaces for relaxation, work, and entertainment. The main floor showcases soaring ceiling and an open concept living, dining and kitchen area. The kitchen as been thoughtfully designed and curated with custom cabinetry, quartz countertops, stainless steel appliances and designer lighting. The dining room anchors the space with a beautiful chandelier which leads effortlessly to the rear deck. The living room is spacious, bright and is anchored by a beautiful corner gas fireplace. The upper level includes the private primary bedroom with spa inspired ensuite and walk-in closet. An additional bedroom and another full bathroom with laundry adds to the convenience and functionality of this home. The lower walk-out is fully finished and features a wet bar, living room, additional bedroom and full bathroom. The double attached garage and private driveway add convenience and functionality, making parking stress-free. Nestled in the heart of Patterson, this home offers unbeatable access to essential amenities, including quick routes via Sarcee Trail and Downtown, recreation opportunities at the Westside Recreation Centre and Patterson Park. It's also located nearby an LRT station for seamless commuting and is a quick drive to shopping and restaurants. Welcome Home!**

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

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



















