

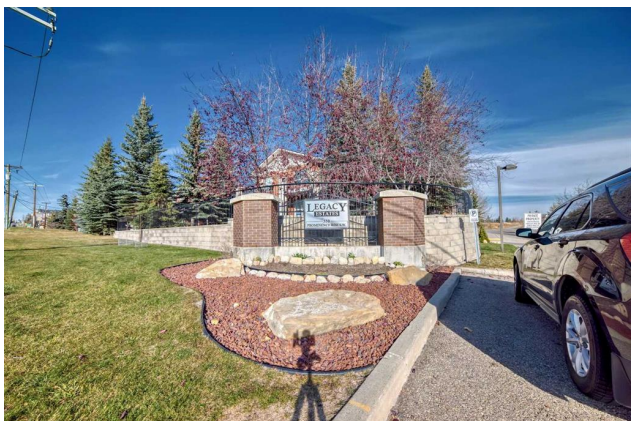


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 PROMINENCE Rise #109, Calgary T3H5J1**

MLS® #: **A2176494**      Area: **Patterson**      Listing Date: **11/01/24**      List Price: **\$239,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **681**  
 Low Sqft:  
 Ttl Sqft: **681**

DOM

**19**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Jetted Tub,No Smoking Home,Soaking Tub,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>9`6" x 16`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Den</b>	<b>Main</b>	<b>9`5" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`3"</b>

Legal/Tax/Financial

Condo Fee: **\$625**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0311145**

Remarks

Pub Rmks: **Welcome to this fabulous 55+ age restricted Adult living complex and this spacious 1 bedroom + Den condo. Truly designed for a seniors comfort. Enjoy this main floor unit with it's rich, laminate flooring, open kitchen, generous sized living room and a den or office area. These units offer anyone with mobility issues, wide doorways and a large bathroom for wheelchair or scooter access. View this bright and inviting kitchen with room for 2 chefs. New blinds on all windows. Experience the soothing effects that this therapeutic walk in tub offers. Insuite laundry as well as a coin operated common laundry room for larger items, if needed. Condo Fees include BOTH your heat & electricity bill. Your car is always out of the elements, when parked in the heated, underground, TITLED stall. Take advantage of the many amenity rooms like a fitness room, games room, crafts room, on site salon, library and large dining room for special events and holiday activities. This Legacy Estates complex is nestled away from main traffic areas, but has excellent access to shopping, parks, restaurant's, cafes and much more. A very affordable condo for anyone downsizing and looking for a complex that caters to a more senior lifestyle. With board approval, 1 pet is allowed as well. Be in by Christmas.**

Inclusions:  
Property Listed By: **N/A**  
**TREC The Real Estate Company**

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

