



THE
A-TEAM

**RE/MAX
FIRST**

550 PROMINENCE Rise #123, Calgary T3H 5J1

MLS®#: **A2180477** Area: **Patterson** Listing Date: **11/20/24** List Price: **\$240,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **542**
 Low Sqft:
 Ttl Sqft: **542**

Parkade,Stall,Underground

DOM

31
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other,Private Entrance**

Construction:
Mixed
 Flooring:
Vinyl
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Elevator,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	14`10" x 10`10"	4pc Bathroom	Main	9`6" x 6`3"
Living Room	Main	9`10" x 10`11"	Dining Room	Main	7`11" x 10`11"
Kitchen	Main	8`5" x 7`1"			

Legal/Tax/Financial

Condo Fee: **\$463** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0311145

Remarks

Pub Rmks: **Clean and pristine! Lovely 55+ condo in quiet adult only living of Legacy Estates in Patterson. Located on main floor so easy access to let pets out for a walk! Wide open floor plan with no wasted space. Pets allowed on board approval! Bright with new paint and new Luxury vinyl flooring throughout, New bathroom! great lighting. Primary bedroom with full size clothes closet. The kitchen is spacious and has room for more than one cook! Nicely maintained cabinetry and abundance of counter space. Washing machine and dryer in stacked configuration, conveniently tucked away in closet near the bathroom. The 4 piece bathroom is extra large, fully accessible, has bonus linen closet and room for additional shelving if you wish. Window coverings included, a nice touch to round out this sweet, affordable apartment. Please see the pictures of the rest of this building and its amenities. Active social community and several common areas including tv room, library, games room, gym, common dining room for large community dinners, hair salon, craft room and more! It's been lovingly maintained and ready for it's new owner. Immediate possession possible. This unit also comes with a titled underground heated parking stall and a titled storage unit! Enjoy the off leash dog park just a min walk from your front door! and tons of nature walking paths! So skip, run, walk on over to call this condo your home!**

Inclusions: N/A
Property Listed By: RE/MAX Complete Realty

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





