



**155 Prominence Heights SW  
Calgary, Alberta**

**MLS # A2301873**



**\$599,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub		

**Inclusions:** NA

A beautiful townhouse with over 2000 sqft of finished living space, in the very desirable and established community of Patterson. A floor plan that will allow you all sorts of flexibility. A formal entrance will lead you up to a large dining area and kitchen with stylish stainless steel appliances. A door leads to a private balcony overlooking a large green space. A double sided fireplace is featured and can be enjoyed in both the living room and the formal dining room, perfect for entertaining. The upper living room has soaring ceilings and oversized windows bringing in loads of natural light. A bedroom or office finishes this level. Your private primary suite is the entire top floor, with a full ensuite, and large walk-in closet. The fully finished walk-out basement is perfect for guests, including their own private entrance, bedroom and full bathroom. Beautiful Vinyl Plank flooring has been upgraded throughout the home including a NEW HIGH EFFICIENCY FURNACE. Central Air is incl. to help you enjoy your sunny West exposure. You'll have an easy commute to downtown and/or mountains, with parks, public transit, shopping, pathways all nearby. Don't miss this opportunity and call for your viewing today!