



**328 Prominence Heights SW  
Calgary, Alberta**

**MLS # A2310039**



**\$549,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	1996 (30 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>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<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>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** Water Softner (as is) never used.

\*\*\*\*NEW PRICE\*\*\*\*Patterson townhome with a layout that actually works. Three bedrooms, three levels, a double attached garage, and a south-facing yard &mdash; all in one of SW Calgary's most established communities. The main living area makes an impression. Soaring ceilings, oversized windows, and a two-sided fireplace shared between the living room and dining area create a space that feels open without feeling cold. The kitchen has a breakfast bar overlooking the dining room, plus access to a private rooftop balcony tucked into the roofline &mdash; surrounded by mature trees and completely sheltered. It's one of those spots you didn't know you needed. A flex room on this level works well as a home office or guest bedroom. The entire top floor is the primary suite. Open-concept design, a well-appointed ensuite with soaker tub, tiled shower, and built-in vanity, plus room for a seating or dressing area. It feels more like a retreat than a bedroom. The walkout lower level adds real square footage: a third bedroom, and 3-piece bath &mdash; functional for a family, comfortable for guests. The condo board is very well run, which is why the condo fees are lower than other complexes in the area. This is a lovely home, in great shape, and ready for it's new owners.