



GRASSROOTS
REALTY GROUP

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155 Prominence Heights SW
Calgary, Alberta

MLS # A2329508



\$579,000

Division:	Patterson		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,538 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully updated townhouse offering over 1900 sq. ft. of developed living space in the highly desirable, established community of Patterson. Featuring a unique and versatile floor plan, this home offers exceptional space for everyday living, entertaining, and working from home. A welcoming front entrance leads to a spacious dining area and an updated kitchen complete with stylish stainless steel appliances, including a newer Miele dishwasher. Step out onto your private balcony overlooking a peaceful green space—the perfect place to enjoy your morning coffee or relax in the evening. A stunning double-sided fireplace creates a warm and inviting focal point, shared between the elegant dining room and the impressive living room. Soaring ceilings and oversized windows fill the home with an abundance of natural light, while a flexible bedroom or home office completes this level. The entire top floor is dedicated to your private primary retreat, featuring a spacious walk-in closet and a full ensuite, providing the perfect sanctuary at the end of the day. The fully developed walk-out basement is ideal for guests, extended family, or a teenager, offering its own private entrance, a generous bedroom, and a full 3pc. bathroom for added privacy and convenience. This home has been extensively refreshed with wide luxury vinyl plank flooring (2026), fresh paint throughout (2026), a new high-efficiency furnace (2025), a new roof (2024) a hot water tank (approximately 3 years old), and a newer LG washer and dryer. Central air conditioning keeps you comfortable throughout the summer months, while the sunny west-facing exposure fills the home with natural light and beautiful evening sunsets. Ideally located with quick access to downtown Calgary, the mountains, parks, walking and biking pathways, public transit, shopping, and numerous amenities, this

exceptional home offers the perfect blend of comfort, style, and convenience. Don't miss this incredible opportunity to own a beautifully updated home in one of Calgary's most sought-after communities. Book your private showing today!