



GRASSROOTS
REALTY GROUP

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205, 550 Prominence Rise SW
Calgary, Alberta

MLS # A2330666

\$195,000



Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated one-bedroom suite in Legacy Estates, a highly sought-after 55+ adult living community in the desirable neighbourhood of Patterson Heights. This bright and well maintained 2nd floor unit includes a titled underground parking stall and offers comfortable, low maintenance living in a vibrant community. The inviting floor plan features a spacious living room with access to a private balcony, perfect for enjoying your morning coffee or relaxing outdoors. Additional features include ceiling fans, an emergency alert system, a sprinkler system, and washer/dryer hookups that provide the option for future in-suite laundry. Legacy Estates is renowned for its outstanding amenities and active social atmosphere. Residents enjoy access to two elevators, a large dining room with optional dinner service, guest suites, a games room, exercise and fitness rooms, a craft room, library, dedicated laundry facilities, and weekly hair and aesthetic services. The community also hosts regular happy hours, potluck dinners, and special events throughout the year, making it easy to stay active and connected. Condo fees include all utilities—electricity, heat, water, and sewer providing exceptional value and peace of mind. If you're searching for a beautifully maintained home with outstanding amenities and a welcoming sense of community, this exceptional suite is one you won't want to miss.