



GRASSROOTS
REALTY GROUP

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81 Prominence View SW
Calgary, Alberta

MLS # A2333282

\$429,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, See Remarks		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Sauna Included - Furnishings and Home Decor Negotiable, Seller Moving out of Country

QUIET LOCATION | 2 BEDROOMS PLUS UPPER DEN | PRIVATE SAUNA | DOUBLE TANDEM GARAGE | TWO OUTDOOR LIVING SPACES | GAS FIREPLACE Welcome to 81 Prominence View SW, a spacious two-storey townhouse tucked into a quiet setting in the desirable community of Patterson. Offering two bedrooms, an upper den and a double tandem garage, this well-maintained home features a functional layout and plenty of opportunity to personalize over time. The bright main level features birch hardwood flooring and an open-concept design connecting the kitchen, dining and living areas. The kitchen offers a central island with a raised eating bar, ample cabinetry and a gas stove, making it a practical space for everyday cooking and entertaining. The inviting great room is centred around a gas fireplace and features a distinctive turret-style window sitting area, creating a comfortable place to read, relax or enjoy the natural light. A two-piece powder room completes the main level. Upstairs are two generously sized bedrooms and an open den that works well as a home office, study area or additional sitting space. The primary bedroom includes a private sauna, which is included with the sale. The spacious four-piece bathroom features a jetted tub and separate shower. Enjoy two outdoor living areas, including a sunny raised deck off the great room and a rear deck opening onto the peaceful, park-like grounds. The double tandem garage provides secure parking, storage and additional flexibility. Conveniently located with easy access to downtown, nearby amenities and Highway 1 west, this home provides a quick route into the city or toward the mountains. Furniture and decor may also be negotiable.