



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

328 Prominence Heights SW
Calgary, Alberta

MLS # A2343840



\$529,900

Division:	Patterson		
Type:	Residential/Triplex		
Style:	4 Level Split		
Size:	1,973 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Walk-In Closet(s)		

Inclusions: Water Softner (as is) never used.

Patterson townhome on a quiet cul-de-sac. 1,973 sq ft above grade, three bedrooms, two and a half baths, double attached garage, walkout lower level and a private rooftop balcony. Main floor: high ceilings, oversized windows and a two-sided gas fireplace between the living room and dining area. The kitchen has a breakfast bar and opens to the rooftop balcony, a sheltered spot surrounded by mature trees. Laundry and a half bath are on this level. A few steps up: a large family room that works as a second living space or home office, plus a bedroom. The entire top floor is the primary suite, with a walk-in closet and an ensuite with jetted tub, tiled shower and built-in vanity. Walkout lower level: third bedroom, 3-piece bath and a games room with access to the south-facing yard. Prominence Hills is a bare land condo with a well-run board and a clubhouse. The fee covers grounds, snow removal, insurance and professional management. Minutes to Edworthy Park, the river pathways and Bow Trail into downtown. Well kept and ready for its next owners. Book a showing and see it for yourself.