



GRASSROOTS
REALTY GROUP

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**49 Prominence Park SW
Calgary, Alberta**

MLS # A2349615



\$679,000

Division:	Patterson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,691 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Shared Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 237

Basement: Full

LLD: -

Exterior: Stone, Stucco

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: In Garage: Ski Racks, Bicycle hangers, Tire Rack

Stylish and fully finished, this two storey duplex in Patterson offers three bedrooms, a double attached garage and a south facing backyard with garden. Backing onto a berm and treed green space, a walking path leading to a natural gully, the setting is peaceful and private while still being conveniently located. Inside, the home is warm, elegant and beautifully cared for, with an owner who clearly has an eye for detail. Hardwood floors, elegant lighting and a corner gas fireplace give the main floor plenty of character, while French doors open to the deck and fenced yard beyond. The main floor features a comfortable living room, dining room and kitchen with pantry, along with convenient powder room and easy access to the double attached garage. Upstairs, the primary bedroom is especially impressive; generous in size with a walk in closet and a beautifully renovated ensuite, featuring a double vanity, stand alone soaker tub, skylight, separate shower and in-floor heating. The main four piece bathroom is also brightened by a skylight, and the addition of an upstairs laundry offers convenience. The second bedroom is designed to comfortably create both a bedroom and office area, while the third bedroom is also a good size. The fully finished basement adds more living space with nine foot ceilings, a large family/rec room, a four piece bathroom and the potential to create a fourth bedroom if desired. There is also a good sized storage space on this floor. The outdoor spaces are just as inviting. The front porch offers a peaceful place to start the day with your morning coffee, while the south facing backyard is perfect for unwinding in a quiet setting where you can sit back, enjoy the trees and take in the surrounding nature. There is even a lovely plum tree providing an abundance of plums! Several important updates have already been completed, including

the garage door and motor in 2019, new carpet throughout and new furnace in 2022, new roof in 2024, refrigerator in 2025. LeafFilter brand gutter covers were installed in 2025 and new front sod was added in 2026. The home has a Nest alarm system that can be taken over and monitored through TELUS. Tucked into a quiet enclave in Patterson, this home offers a peaceful setting while still being close to shopping, pathways, parks, transit, major roadways to both the mountains and downtown. Private gated FOB access at the end of the complex provides a convenient connection to the nearby shopping centre, playground and sports field. This home is well managed, with low condo fees and is move in ready. Make it yours today!