

# \$294,900 - 202, 550 Prominence Rise Sw, Calgary

MLS® #A2200700

**\$294,900**

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Pride of ownership for this wonderful townhome in popular Patterson: a spacious 2-bedroom unit (large enough for queen/king size bed) in the peaceful, 55+ Legacy Estates of Patterson Heights. This TOP-FLOOR unit boasts a range of updates including new A/C, luxury vinyl plank flooring, and porcelain tile in the kitchen.

The kitchen itself is a standout, featuring stainless steel appliances (KitchenAid fridge with water and ice, Maytag Stove, Miele Dishwasher) a large pantry, and ample storage. You'll also find the convenience of IN-SUITE laundry and knockdown ceilings throughout the unit. The living room is bright and welcoming, and the south-facing balcony offers serene views of the garden and greenspace.

This unit is ideal for those who require a larger bathroom (enough room for a wheelchair), as it features a spacious, accessible layout with a brand-new walk-in shower. The Legacy Estates complex is exceptionally well-maintained and offers a wealth of amenities, including a craft room, dining room with periodic dinners, exercise room, games room, library/media room, and more. An additional shared laundry room is also available for residents' use.

The unit comes with an underground heated parking stall and a storage unit for your



convenience. The surrounding area is quiet and features numerous pathways, including a large off-leash dog park across the street. Condo fees cover heat and electricity, leaving you to pay only for cable, internet, and phone.

This is truly an exceptional unit in a wonderful community. Please don't hesitate to contact your favorite Realtor to schedule a viewing.

Built in 2003

### **Essential Information**

MLS® #	A2200700
Price	\$294,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 550 Prominence Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J1

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Clubhouse, Fitness Center, Guest Suite, Laundry, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, On Street, Parkade, Titled,

## Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Laminate Counters, Pantry
Appliances	Dishwasher, Stove(s), Window Coverings, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Purifier
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Wall Unit(s)
# of Stories	2

### Exterior

Exterior Features	Balcony, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick

### Additional Information

Date Listed	March 9th, 2025
Days on Market	86
Zoning	DC

### Listing Details

Listing Office	RE/MAX House of Real Estate
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