

\$299,900 - 202, 550 Prominence Rise Sw, Calgary

MLS® #A2200700

\$299,900

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 | \$299,900 |
| 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 | Visitor Parking, Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Laundry, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1 |
| Parking | Heated Garage, Garage Door Opener, On Street, Parkade, Titled, |

Underground

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Laminate Counters |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Water Purifier |
| Heating | Natural Gas, Baseboard, 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 | 77 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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