\$315,000 - 202, 550 Prominence Rise Sw, Calgary

MLS® #A2200700

\$315,000

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.

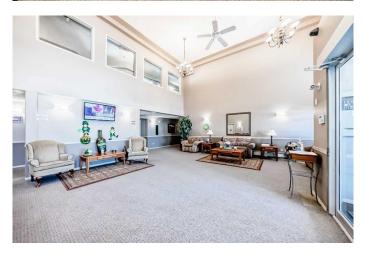
The kitchen itself is a standout, featuring stainless steel appliances (KitchenAid fridge with water and ice, Maytag Stove, Miele Dishwasher) a large pantry, and ample storage. You'll also find the convenience of IN-SUITE laundry and knockdown ceilings throughout the unit. The living room is bright and 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 \$315,000

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 Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Guest Suite,

Laundry, Parking, Party Room, Secured Parking, Snow Removal, Trash,

Visitor Parking, Recreation Facilities

Parking Spaces

Parking Garage Door Opener, Heated Garage, On Street, Parkade, Titled,

Underground

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Storage, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer Stacked, Window Coverings, Water Purifier

Heating Baseboard

Cooling Wall Unit(s)

of Stories 2

Exterior

Exterior Features Balcony, Garden

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Additional Information

Date Listed March 9th, 2025

Days on Market 41

Zoning DC

Listing Details

Listing Office RE/MAX Real Estate (Central)

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