# \$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.

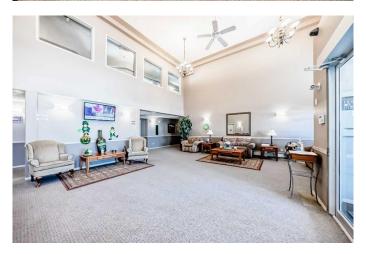
The kitchen itself is a standout, featuring stainless steel appliances (KitchenAid fridge with water and ice, Maytag Stove, Miele Dishwasher) a large pantry, and ample storage. You'll also find the convenience of IN-SUITE laundry and knockdown ceilings throughout the unit. The living room is bright and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