

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

MLS® #A2200700

**\$299,900**

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.00 Acres

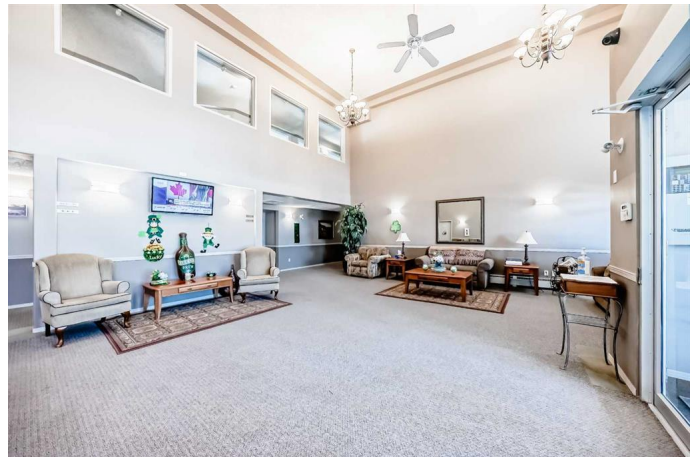
Patterson, Calgary, Alberta

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	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash, Visitor Parking, Clubhouse, Laundry
Parking Spaces	1
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, Hot Water, Natural Gas
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	59
Zoning	DC

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.