



\$ 575,000.00

## 1 1220 PROMINENCE WAY SW CALGARY

<https://paulbrinton.com>

This two bedroom corner unit in a sought after complex in Patterson has been tastefully updated. Highlights of the open concept living and dining area include a stone clad fireplace, a vaulted ceilings and big south facing windows. The sunny kitchen has ample storage, granite counters, a large central island...

- 2 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1144059

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 1982

**Parking:** Double Garage Attached

**Post Updated:** 2021-09-13 18:51:41

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Playground

**Fencing:** Partial

**Cooling:** Central Air

**Interior Features:** Breakfast Bar,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Storage,Vaulted Ceiling(s)

**Roof Type:** Concrete

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Wood Burning

**Exterior Features:** Lighting,Rain Gutters

**District:** CAL Zone W

**Inclusions:** Air Conditioner, Alarm System, Lawn Sprinkler System, Murphy Bed

**Lot Features:** Cul-De-Sac,Landscaped,Private,Treed,Views

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Levels:** One



**Laundry features:** In Unit, Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 1

**Suite:** No

**Appliances:** Bar Fridge,Dryer,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings

**Subdivision Name:** Patterson

**Restrictions:** Easement Registered On Title

**Zoning:** M-CG d30

**List Price Square Foot:** \$ 459.72

**Photo Count:** 44

**Unit Exposure:** N

**Construction Materials:** Brick,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Living Area SF:** 1250.75

**Structure Type:** Five Plus

