

**19, 1220 Prominence Way SW
Calgary, Alberta**

MLS # A2296435



\$750,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,649 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Boiler, Natural Gas, Other

Floors: Ceramic Tile, Vinyl Plank

Roof: Clay Tile

Basement: Other

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum, Kitchen Island, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 468

LLD: -

Zoning: M-CG d30

Utilities: -

Inclusions: NA

Completely transformed top to bottom, this stunning 4-level split townhouse in sought-after Patterson delivers the rare combination of turn-key luxury and exceptional space. Fully renovated with all-new luxury vinyl plank flooring, windows, designer tile, updated bathrooms, and brand-new stainless steel appliances throughout — simply move in and enjoy. The bright and open main living level features a spacious kitchen with a large island, seamlessly flowing into the dining and living areas — anchored by a sleek electric fireplace and access to a generous private patio. Upstairs, a dedicated bedroom level offers a well-sized bedroom, full 3-piece bath, and its own private balcony. The entire top floor is devoted to an oversized primary suite complete with a walk-in closet with dryer and washer, convenient in-suite laundry, and a spa-inspired 5-piece en-suite with heated floors and a private balcony to start your mornings right. The fully developed basement adds incredible flexibility — a large rec room with a second closet, a bonus room ideal as an office or flex space, plus a full utility/laundry room with second washer and dryer. The oversized attached single garage with direct interior access rounds out this exceptional package. Highlights: Full renovation — floors, windows, tile, countertops, 2 washers & 2 dryers, Heated ensuite floors, New stainless appliances + island, Electric fireplace, Oversized primary suite, Two private balconies + patio, Finished basement rec room, Attached single-car garage, Self Managed Condo Corporation, Low condo fees