

**233, 550 Prominence Rise SW  
Calgary, Alberta**

**MLS # A2272326**



# \$299,900

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry		

**Inclusions:** N/A

This is your chance to make your home in the exclusive LEGACY ESTATES condo project&hellip;this highly desirable 55+ complex offering adult maintenance-free living in the sought-after West Hills community of Patterson. This wonderful top floor 2 bedroom home has a fantastic open concept floorplan with upgraded vinyl plank floors, great-sized kitchen with stainless steel appliances, titled underground parking stall & top-notch residents&rsquo; amenities including fitness room, library & huge lounge/dining room for social gatherings. You&rsquo;ll love the warm & inviting feel of this tastefully-appointed condo, with its cozy living room with garden doors to the Northeast-facing balcony, spacious dining room area & bright kitchen with walk-in pantry, white cabinets & the appliances include a Hisense fridge & new Whirlpool dishwasher. For added privacy, the bedrooms are situated on opposite sides of the condo & both feature great closet space. The large full bathroom has an oversized walk-in shower & loads of cabinet space. Convenient insuite laundry with space-saving Whirlpool washer/dryer. There's also a portable window air conditioning unit for to keep you cool on those hot summer days & nights. Residents of LEGACY ESTATES have a wide range of amenities to enjoy&hellip;games room, fitness room, common laundry, library, hair salon, guest suite, visitor parking & the sensational dining/social room complete with fireplace. Monthly condo fees include heat, water-sewer & electricity. Tucked away at the end of this no-thru road surrounded by winding trails, across from an off-leash park & walking distance to neighbourhood shopping. Quick & easy access to Old Banff Coach Road means a quick commute to Westside Rec Centre & LRT, major retail centers & downtown.