

# \$679,900 - 140 Prominence Heights Sw, Calgary

MLS® #A2192750

**\$679,900**

3 Bedroom, 4.00 Bathroom, 1,903 sqft  
Residential on 0.10 Acres

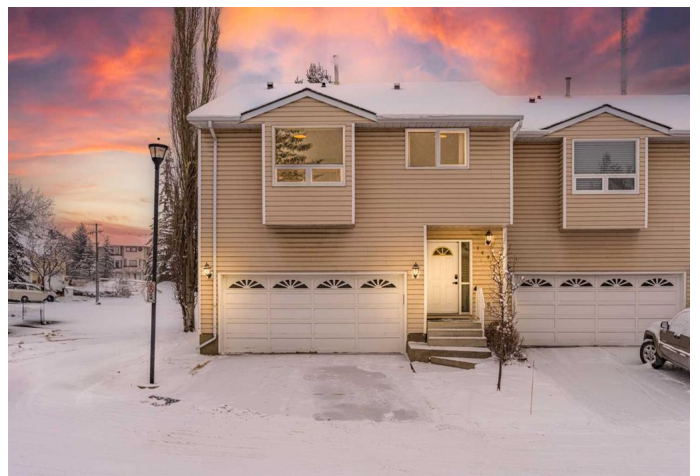
Patterson, Calgary, Alberta

**\*\*OPEN HOUSE - Saturday, April 5th from 12-2PM\*\*** Welcome to this fully renovated, expansive end unit offering over 2,600 sq ft of beautifully updated living space—one of the largest floor plans in the entire complex! This stunning home combines modern finishes with functional design, perfect for families or those who love to entertain.

The main floor welcomes you with an open floor plan that effortlessly blends comfort and style. The functional kitchen is a chef's dream, featuring sleek quartz countertops, new stainless steel appliances, and ample cabinetry for all your culinary needs. Adjacent to the kitchen is a spacious living room that invites natural light through large windows and a patio door, which opens to a serene, green space backyard—ideal for morning coffees or evening relaxation. For added convenience, the home includes a double front-attached garage, offering plenty of space for vehicles and storage.

Upstairs, you'll find a generous bonus room with soaring vaulted ceilings and a cozy corner fireplace, creating a warm and inviting atmosphere. The bonus room extends onto a large balcony through sliding patio doors, providing the perfect spot for outdoor lounging or entertaining guests. This level also features a convenient laundry room and a 4-piece bathroom with modern fixtures.

The primary bedroom is a true retreat, complete with a luxurious 3-pc ensuite and walk-in closet with built-in organizer. Two



additional sizable bedrooms provide ample space for family, guests, or a home office setup.

Additional highlights include a brand-new hot water tank, ensuring efficiency and peace of mind. Being an end unit, this home offers more natural light than interior units. With its modern upgrades, spacious layout, and prime location within the complex, this property is a rare find that combines style, comfort, and convenience. Don't miss your chance to make this beautiful home yours!

Built in 1991

### **Essential Information**

MLS® #	A2192750
Price	\$679,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,903
Acres	0.10
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	140 Prominence Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Z6

### **Amenities**

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	56
Zoning	M-CG

### **Listing Details**

Listing Office	Real Broker
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