



**GRASSROOTS**  
REALTY GROUP

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## 28 Prominence View SW Calgary, Alberta

**MLS # A2272211**



# \$665,000

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1 d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters		
<b>Inclusions:</b>	Pool Table and Accessories		

\*OPEN HOUSE - Saturday January 24, 1pm - 3pm\* Set on a quiet cul-de-sac in Patterson, this walkout bungalow villa offers over 2,500 sq. ft. of total living space with a bright, open layout and newer windows that look out onto mature landscaping. The main floor features 9 ft. knock-down ceilings, a comfortable great room with a tiled fireplace, and refinished hardwood floors that add warmth throughout. The kitchen maintains its classic design with white cabinetry and a large central island, now upgraded with stone countertops and an induction cooktop, alongside stainless steel appliances and a walk-in pantry. A formal dining area and a front den provide flexible spaces for work, hosting, or relaxing. The primary bedroom fits a king-sized bed easily and includes a walk-in closet and a 4-piece ensuite. A 2-piece powder room completes the main level. The fully developed walkout basement with in-floor heat expands your living space with a second fireplace, TV area, games area, and bar—ideal for entertaining or extended stays. A second bedroom and full 4-piece bathroom finish the lower level. Additional features include a double attached garage and air conditioning, all within a low-maintenance villa setting in one of Calgary's desirable west-end communities.