



GRASSROOTS
REALTY GROUP

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

MLS # A2272326



\$299,900

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

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

Inclusions: N/A

This is your chance to make your home in the exclusive LEGACY ESTATES condo project…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’ amenities including fitness room, library & huge lounge/dining room for social gatherings. You’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…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.

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