



**GRASSROOTS**  
REALTY GROUP

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**60 Prominence View SW  
Calgary, Alberta**

**MLS # A2280589**



**\$450,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Garage Faces Front, Heated C		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** NA

**\*\*open House Sunday Feb 1st 12:00-4:00\*\*** 2 bedroom corner unit townhome in sought after Patterson, highly updated and well maintained. End unit with large bay windows allowing tons of natural light throughout. Vinyl plank flooring runs through all levels. The fully renovated kitchen includes modern cabinetry, a full built in coffee bar, and newer stainless steel appliances. The dining area sits in a bayed turret and opens onto the rear balcony with a gas line. The living room features a gas fireplace and functional layout for everyday living. A 2 piece powder room and main floor laundry complete this level. Upstairs offers two spacious bedrooms. The primary bedroom includes a walk in closet and direct access to the 4 piece bathroom with soaker tub and separate shower. The second bedroom comfortably fits a bedroom setup with additional space for an office. Ground level access leads to a double garage with side by side parking, a rare feature in the complex. The garage includes a heater sold as is, a workstation, and access to a large heated storage and mechanical room. Capilano Gardens is a well managed complex with low condo fees. Recent updates include a new roof in 2018, refreshed decks, and repainted garage door trims. Parks, pathways, schools, Winsport, and Calgary Farmers Market West are all nearby, with easy access to downtown and the mountains.