



GRASSROOTS
REALTY GROUP

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18 Prominence View SW Calgary, Alberta

MLS # A2281711



\$603,000

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,333 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.51 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d30
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Storage, Vinyl Windows		

Inclusions: None

Well maintained WALKOUT bungalow half-duplex. Welcome to this bright and inviting home backing onto a tranquil, tree-lined green space with a north-facing backyard. The main floor is filled with natural light and showcases hardwood flooring and large windows throughout. The kitchen offers warm oak cabinetry, durable laminate countertops, a cozy eating nook, and direct access to a spacious 285sqft deck-perfect for morning coffee or summer entertaining. The primary bedroom is conveniently located on the main floor and features a private 4-piece ensuite complete with a relaxing soaker tub. A sunny, south-facing front den with a closet provides excellent flexibility and can easily function as an additional bedroom or home office. The main level is completed by a comfortable living room, formal dining area, a convenient 2-piece bathroom, and mud room. The walkout basement expands the living space with a generous family room, an additional bedroom, a full 4-piece bathroom, laundry room, and ample mechanical and storage space. Ideally situated near parks, walking paths, schools, shopping, and other everyday amenities, this home offers both comfort and convenience in a beautiful setting.