



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

30 Prominence View SW
Calgary, Alberta

MLS # A2281851



\$650,000

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,324 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Tucked away on a quiet cul-de-sac in the desirable Patterson community, this walkout bungalow villa offers over 2,500 sq. ft. of thoughtfully designed living space backing onto a peaceful green strip. The main level features a bright, open-concept layout with updated vinyl plank flooring and a stunning renovated gas fireplace in the living room with custom built-ins, remotely controlled for flame, fan, and lighting—perfect for cozy evenings at home. The kitchen has a good sized island pantry for extra storage, and features painted cabinets, updated pot light, garburator and a newer refrigerator (2024). It leads into the dining space and out onto the large balcony with gas line for BBQ. The primary bedroom is very spacious with a 4 piece ensuite bath and walk in closet attached. There is another bedroom on the main level, as well as a good-sized den. A laundry room with newer washer and dryer (2024) and an updated half bath (newer vanity, light & toilet) complete the main level. The fully developed walkout basement is warm and inviting with in-floor heating throughout, a spacious third bedroom, and a full 3-piece bathroom complete with a steam shower and heated floors. Additional highlights include air conditioning (2024), a double attached garage, central vacuum system, and a low-maintenance villa lifestyle in one of Calgary's most sought-after west-end neighbourhoods. Set in a prime location surrounded by parks, pathways, schools, and shopping, this home offers an exceptional balance of comfort and convenience. Quick drive to C-train LRT Station and Westside Recreation Centre. Winsport and the Calgary Farmers' Market West are also just minutes away, with quick access to downtown and the mountains for work or weekend escapes.

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