



**363 Prominence Heights SW
Calgary, Alberta**

MLS # A2294438



\$590,000

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,263 sq.ft.	Age:	1997 (29 yrs old)
Beds:	1	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Prominence Hills—where comfort, convenience, and effortless living come together. This beautifully updated home offers the ideal lock-and-go, maintenance-free lifestyle, perfectly suited for those looking to simplify without compromise. Tucked away on a quiet street and surrounded by natural green space, it provides a rare sense of peace while remaining close to everything you need. With over 2,300 square feet of thoughtfully designed living space, the main floor features soaring vaulted ceilings, rich hardwood floors, and an abundance of natural light. A three-way fireplace creates warmth and connection between the living and dining areas—perfect for both everyday living and hosting family and friends. The kitchen is both stylish and functional, complete with custom cabinetry, quartz countertops, stainless steel appliances, integrated dishwasher and a bright eating nook that opens onto a private deck framed by mature evergreens—an ideal setting for morning coffee or summer evenings outdoors. The main floor den offers flexibility for a home office or reading retreat, while the beautifully renovated bathroom—with a luxurious steam shower and integrated laundry—adds both comfort and convenience. The primary suite is a true sanctuary, featuring a bay window, walk-in closet, and a spa-inspired ensuite with a jetted tub and glass shower. Downstairs, a fully developed lower level provides exceptional additional space for guests and family, hobbies, or a media room, along with a full bathroom and generous storage. Upgrades include triple-pane windows with E2 coating (2015 & 2017), New exterior doors (2024), tankless water heater, humidifier & high efficiency furnace (2015), new R50 foam insulation in the attic and above the garage (2024), and Polyaspartic flooring in the garage (2024). Enjoy being

just steps from walking paths and an off-leash dog park, with easy access to shopping, dining, transit, the mountains and downtown. A rare opportunity to enjoy comfort, convenience, and a truly low-maintenance lifestyle with low condo fees in one of Calgary's most desirable west-side communities. Love where you live!