



**328 Prominence Heights SW  
Calgary, Alberta**

**MLS # A2296112**



**\$585,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d27
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** Water Softner (as is) never used.

Tucked into a quiet corner of Patterson, this spacious townhome offers a perfect blend of comfort, style, and functionality. Featuring a sunny south-facing yard and rear deck, along with a fully developed walkout lower level, this home is ideal for both relaxing and entertaining. The double attached garage includes additional storage, adding to the home's practicality. Inside, the living room impresses with soaring ceilings and large windows that flood the space with natural light. A two-sided fireplace creates a warm and inviting atmosphere, shared between the living room and the dining area. The kitchen features a convenient breakfast bar overlooking the spacious dining room, or you can step out to the unique balcony set into the roofline—surrounded by mature trees for a private outdoor retreat. An additional bedroom on this level offers flexibility and works perfectly as a home office. The top floor is dedicated entirely to the primary suite, showcasing an open-concept design with a luxurious ensuite complete with a soaker tub, tiled shower, and built-in vanity, plus ample space for a seating or makeup area. Downstairs, the walkout lower level includes a generous rec room—perfect for movie nights or entertaining—as well as a third bedroom and a 3 piece bath, creating a comfortable and versatile living space for family or guests. The furnace was serviced, a new humidifier installed, and a hot water tank replacement completed in 2023.