



**19, 1220 Prominence Way SW  
Calgary, Alberta**

**MLS # A2296435**



**\$750,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Boiler, Natural Gas, Other	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** NA

Completely transformed top to bottom, this stunning 4-level split townhouse in sought-after Patterson delivers the rare combination of turn-key luxury and exceptional space. Fully renovated with all-new luxury vinyl plank flooring, windows, designer tile, updated bathrooms, and brand-new stainless steel appliances throughout &mdash; simply move in and enjoy. The bright and open main living level features a spacious kitchen with a large island, seamlessly flowing into the dining and living areas &mdash; anchored by a sleek electric fireplace and access to a generous private patio. Upstairs, a dedicated bedroom level offers a well-sized bedroom, full 3-piece bath, and its own private balcony. The entire top floor is devoted to an oversized primary suite complete with a walk-in closet with dryer and washer, convenient in-suite laundry, and a spa-inspired 5-piece en-suite with heated floors and a private balcony to start your mornings right. The fully developed basement adds incredible flexibility &mdash; a large rec room with a second closet, a bonus room ideal as an office or flex space, plus a full utility/laundry room with second washer and dryer. The oversized attached single garage with direct interior access rounds out this exceptional package. Highlights: Full renovation &mdash; floors, windows, tile, countertops, 2 washers & 2 dryers, Heated ensuite floors, New stainless appliances + island, Electric fireplace, Oversized primary suite, Two private balconies + patio, Finished basement rec room, Attached single-car garage, Self Managed Condo Corporation, Low condo fees