

# \$679,900 - 140 Prominence Heights Sw, Calgary

MLS® #A2192750

**\$679,900**

3 Bedroom, 4.00 Bathroom, 1,903 sqft  
Residential on 0.10 Acres

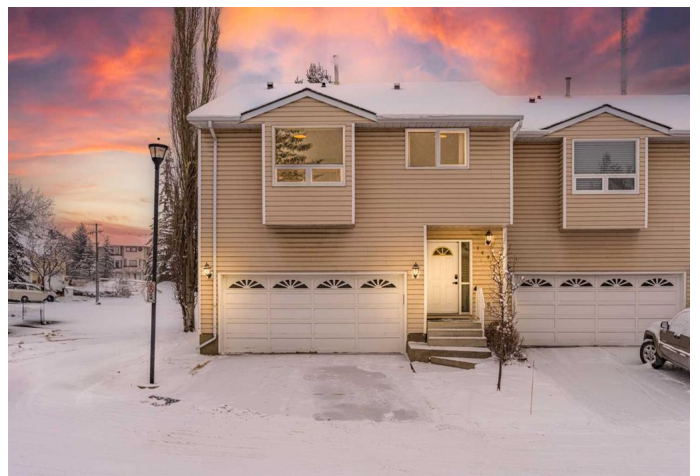
Patterson, Calgary, Alberta

Welcome to this fully renovated, expansive end unit offering over 2,600 sq ft of beautifully updated living space—one of the largest floor plans in the entire complex! This stunning home combines modern finishes with functional design, perfect for families or those who love to entertain.

The main floor welcomes you with an open floor plan that effortlessly blends comfort and style. The functional kitchen is a chef's dream, featuring sleek quartz countertops, new stainless steel appliances, and ample cabinetry for all your culinary needs. Adjacent to the kitchen is a spacious living room that invites natural light through large windows and a patio door, which opens to a serene, green space backyard—ideal for morning coffees or evening relaxation. For added convenience, the home includes a double front-attached garage, offering plenty of space for vehicles and storage.

Upstairs, you'll find a generous bonus room with soaring vaulted ceilings and a cozy corner fireplace, creating a warm and inviting atmosphere. The bonus room extends onto a large balcony through sliding patio doors, providing the perfect spot for outdoor lounging or entertaining guests. This level also features a convenient laundry room and a 4-piece bathroom with modern fixtures.

The primary bedroom is a true retreat, complete with a luxurious 3-pc ensuite and walk-in closet with built-in organizer. Two additional sizable bedrooms provide ample



space for family, guests, or a home office setup.

Additional highlights include a brand-new hot water tank, ensuring efficiency and peace of mind. Being an end unit, this home offers more natural light than interior units. With its modern upgrades, spacious layout, and prime location within the complex, this property is a rare find that combines style, comfort, and convenience. Don't miss your chance to make this beautiful home yours!

Built in 1991

### Essential Information

MLS® #	A2192750
Price	\$679,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,903
Acres	0.10
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	140 Prominence Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Z6

### Amenities

Amenities	None
Parking Spaces	4

Parking Double Garage Attached, Driveway, Garage Faces Front  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Corner Lot, Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 7th, 2025  
Days on Market 62  
Zoning M-CG

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.