

# \$329,900 - 202, 550 Prominence Rise Sw, Calgary

MLS® #A2200700

**\$329,900**

2 Bedroom, 1.00 Bathroom, 759 sqft  
Residential on 0.00 Acres

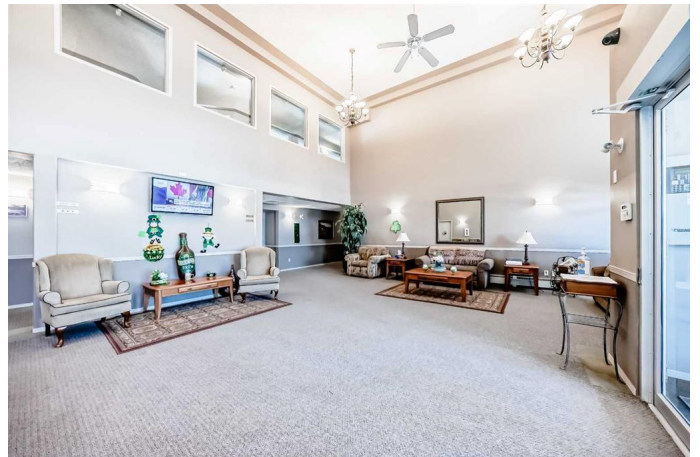
Patterson, Calgary, Alberta

I'm excited to present this fantastic condo that just hit the market in popular Patterson: a spacious 2-bedroom unit (large enough for queen/king size bed) in the peaceful, 55+ Legacy Estates of Patterson Heights. This TOP-FLOOR unit boasts a range of updates ,INCLUDING new A/C, luxury vinyl plank flooring, and porcelain tile in the kitchen.

The kitchen itself is a standout, featuring stainless steel appliances (KitchenAid fridge with water and ice, Maytag Stove, Miele Dishwasher) a large pantry, and ample storage. You'll also find the convenience of IN-SUITE laundry and knockdown ceilings throughout the unit. The living room is bright and welcoming, and the south-facing balcony offers serene views of the garden and greenspace.

This unit is ideal for those who require a larger bathroom (enough room for a wheelchair), as it features a spacious, accessible layout with a brand-new walk-in shower. The Legacy Estates complex is exceptionally well-maintained and offers a wealth of amenities, including a craft room, dining room with periodic dinners, exercise room, games room, library/media room, and more. An additional shared laundry room is also available for residents' use.

The unit comes with an underground heated parking stall and a storage unit for your



convenience. The surrounding area is quiet and features numerous pathways, including a large off-leash dog park across the street. Condo fees cover heat and electricity, leaving you to pay only for cable, internet, and phone.

This is truly an exceptional unit in a wonderful community. Please don't hesitate to contact your favorite Realtor to schedule a viewing.

Built in 2003

### Essential Information

MLS® #	A2200700
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 550 Prominence Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J1

### Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash, Visitor Parking, Guest Suite, Laundry
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, On Street, Parkade,

Underground, Titled

## Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Water Purifier

Heating Baseboard

Cooling Wall Unit(s)

# of Stories 2

## Exterior

Exterior Features Balcony, Garden

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

## Additional Information

Date Listed March 9th, 2025

Days on Market 24

Zoning DC

## Listing Details

Listing Office RE/MAX Real Estate (Central)

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