

**109, 550 Prominence Rise SW
Calgary, Alberta**

MLS # A2176494



\$239,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	681 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 625

Basement: -

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Jetted Tub, Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows

Inclusions: N/A

Welcome to this fabulous 55+ age restricted Adult living complex and this spacious 1 bedroom + Den condo. Truly designed for a seniors comfort. Enjoy this main floor unit with it's rich, laminate flooring, open kitchen, generous sized living room and a den or office area. These units offer anyone with mobility issues, wide doorways and a large bathroom for wheelchair or scooter access. View this bright and inviting kitchen with room for 2 chefs. New blinds on all windows. Experience the soothing effects that this therapeutic walk in tub offers. Insuite laundry as well as a coin operated common laundry room for larger items, if needed. Condo Fees include BOTH your heat & electricity bill. Your car is always out of the elements, when parked in the heated, underground, TITLED stall. Take advantage of the many amenity rooms like a fitness room, games room, crafts room, on site salon, library and large dining room for special events and holiday activities. This Legacy Estates complex is nestled away from main traffic areas, but has excellent access to shopping, parks, restaurant's, cafes and much more. A very affordable condo for anyone downsizing and looking for a complex that caters to a more senior lifestyle. With board approval, pets are allowed as well. Be in by Christmas.