

**123, 550 Prominence Rise SW
Calgary, Alberta**

MLS # A2180477



\$240,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	542 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Clean and pristine! Lovely 55+ condo in quiet adult only living of Legacy Estates in Patterson. Located on main floor so easy access to let pets out for a walk! Wide open floor plan with no wasted space. Pets allowed on board approval! Bright with new paint and new Luxury vinyl flooring throughout, New bathroom! great lighting. Primary bedroom with full size clothes closet. The kitchen is spacious and has room for more than one cook! Nicely maintained cabinetry and abundance of counter space. Washing machine and dryer in stacked configuration, conveniently tucked away in closet near the bathroom. The 4 piece bathroom is extra large, fully accessible, has bonus linen closet and room for additional shelving if you wish. Window coverings included, a nice touch to round out this sweet, affordable apartment. Please see the pictures of the rest of this building and its amenities. Active social community and several common areas including tv room, library, games room, gym, common dining room for large community dinners, hair salon, craft room and more! It's been lovingly maintained and ready for it's new owner. Immediate possession possible. This unit also comes with a titled underground heated parking stall and a titled storage unit! Enjoy the off leash dog park just a min walk from your front door! and tons of nature walking paths! So skip, run, walk on over to call this condo your home!