\$529,000 - 7 Prominence View Sw, Calgary

MLS® #A2249351

\$529,000

2 Bedroom, 2.00 Bathroom, 1,581 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to this fully renovated townhome in the prestigious community of Patterson, where modern elegance meets everyday comfort. From top to bottom, no detail has been overlookedâ€"fresh designer paint, sleek luxury vinyl plank flooring, and a stunning glass-railed staircase set the tone for the contemporary style throughout. The gourmet kitchen is a true showpiece, showcasing brand-new custom cabinetry with a wall pantry and pull-out drawers, high-end stainless-steel appliances, quartz countertops, and a spacious island with additional storage, pull out drawers, electrical outlet, and breakfast bar for casual dining or entertaining. Flowing seamlessly from the kitchen is a chic powder room and access to your expansive south-facing deck, perfect for summer barbecues while enjoying the serene green space backdrop. The inviting dining and living area are enhanced by a cozy corner gas fireplace with new stone mantel, while upstairs you'II find a luxurious primary suite with stylish barn doors, a walk-in closet, and direct access to the spa-inspired 4-piece bathroom complete with a soaker tub and glass shower. A spacious second bedroom offers versatility for guests, children, or a home office. The home is finished with an attached insulated double tandem garage and additional storage, making it as functional as it is beautiful. Nestled atop a scenic ridge in Southwest Calgary, Patterson offers residents effortless access to major bus routes and Bow Trail,







nearby top-tier Public, Catholic, and Private Schools, plentiful parks and green spacesâ€"including Edworthy Park, Prominence Park, and extensive trailsâ€"and an array of shopping, dining, and recreational amenities just minutes away. Don't miss your chance to make this exceptional home yoursâ€"schedule your private showing today!

Built in 1996

Essential Information

MLS® # A2249351 Price \$529,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,581 Acres 0.00 Year Built 1996

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 7 Prominence View Sw

Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3M8

Amenities

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached, Driveway, Tandem

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, Bookcases, Pantry, Quartz

Counters, Recessed Lighting

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Basement None

Exterior

Exterior Features Lighting, Private Entrance, Rain Gutters

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level,

Low Maintenance Landscape, Paved, Rectangular Lot, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 18th, 2025

Days on Market 78

Zoning M-C1 d30

Listing Details

Listing Office eXp Realty

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