

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

MLS® #A2249351

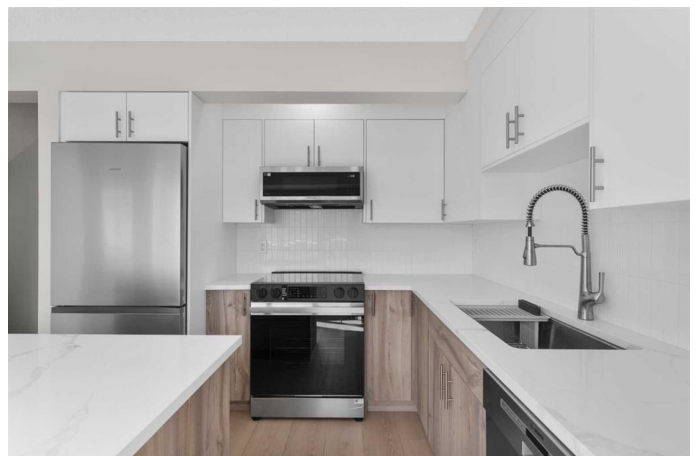
\$529,000

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 overlooked—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'll 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 spaces—including Edworthy Park, Prominence Park, and extensive trails—and an array of shopping, dining, and recreational amenities just minutes away. Don’t miss your chance to make this exceptional home yours—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	59
Zoning	M-C1 d30

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.