

# \$539,999 - 131 Prominence Heights Sw, Calgary

MLS® #A2238661

**\$539,999**

3 Bedroom, 3.00 Bathroom, 1,797 sqft

Single Family on 0.09 Acres

Patterson, Calgary, Alberta

A home like no other. Think Victorian charm blended with endless character, creating a space unlike anything else on the market. From the moment you arrive, the details stand out: rich merbau solid hardwood, Italian marble in the entryway, 24-karat gold-plated faucets, and graceful arched doorways. The main floor offers flexibility with a cozy bedroom or home office, a half bath, laundry, and a welcoming family room that steps out to your views of a green space. Upstairs you'll find a spacious open-concept living and dining area with a wood-burning fireplace (with gas starter), a bright kitchen, and a large primary retreat with a beautifully updated ensuite. A third bedroom, or the perfect spot for a den, library, or whisky tasting room, along with another full bath completes this level. Both levels extend your living space outdoors with plenty of patio and balcony options. Comforts include an ecobee smart thermostat and staying cool with air conditioning. Downstairs is where the magic happens and is a hobbyist's dream. Your very own show-stopping English-style pub awaits, complete with a solid oak bar, a dishwasher, and even a dedicated room off to the side for wine-making or a microbrewery setup. The authentic wooden doors alone in this lower space tell 100 years of stories. Whether you picture entertaining friends, cozy movie nights, or escaping into a one-of-a-kind hideaway, this lower level is unforgettable. Updates include a new furnace and hot water tank in 2018, vinyl



windows in key areas (2018), and a completely updated ensuite in the primary bedroom. While some finishes show the patina of time, the opportunity is clear. You can lean into the vintage character or reimagine the space to fit your own style. This home is set in one of Calgary's most desirable communities. Patterson offers convenience, green space, and amenities that make daily life special. This development is fur-baby (dogs and cats) friendly with board approval. Right outside your door you'll find a convenient off-leash dog park, a fenced-in play park, and multiple walking and biking trails. Dining and shopping options are nearby, including Ryuko Japanese Kitchen + Bar, Aspen Landing Shopping Centre, Westside Recreation Centre, and the shops of West Springs. Local favorites like Mercato, Vin Room West, Brekkie, and UNA Pizza + Wine are only a short drive away. You're also surrounded by great schools and an easy drive to Foothills General Hospital. Getting around is so easy with quick access Stony Trail, Highway 1, and both Bow Trail and Sarcee trail bringing you downtown, to the airport, and the rocky mountains including Canmore and Banff are close enough for day trips to ski, spa, and play. (id:6289)

Built in 1991

**Essential Information**

Listing #	A2238661
Price	\$539,999
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,797
Acres	0.09
Year Built	1991
Type	Single Family

Sub-Type Bare Land Condo

## Community Information

Address 131 Prominence Heights Sw  
Subdivision Patterson  
City Calgary  
Province Alberta  
Postal Code T3H2Z6

## Amenities

Amenities Playground, Recreation Nearby, Clubhouse, Party Room  
Features Wet bar, Closet Organizers, Level, Parking  
Parking Spaces 4  
Parking Attached Garage, Concrete  
# of Garages 2

## Interior

Appliances Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener  
Heating Natural gas Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Has Basement Yes

## Exterior

Exterior Vinyl siding, Wood siding  
Foundation Poured Concrete

## Listing Details

Listing Office Real Broker



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