

\$650,000 - 6, 1220 Prominence Way Sw, Calgary

MLS® #A2269996

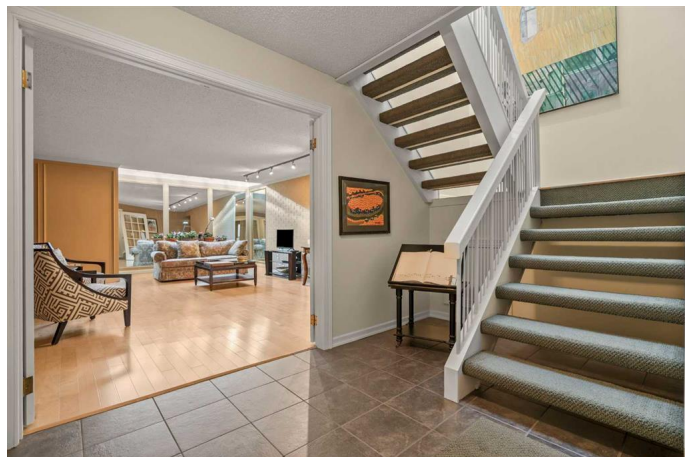
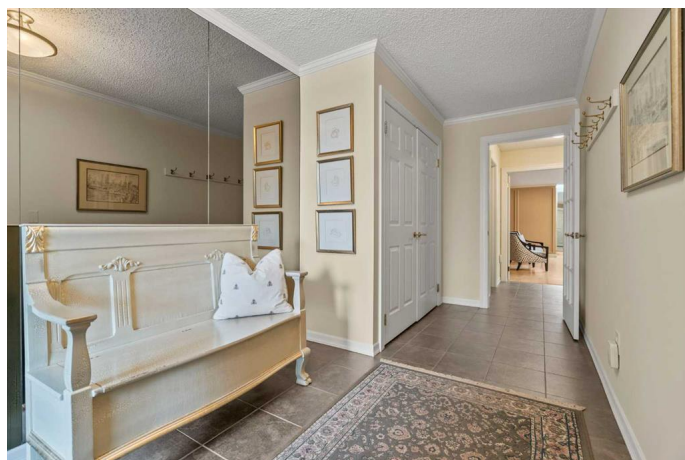
\$650,000

2 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

**** Be sure to watch the full cinematic home tour of this stunning home**** Discover this beautifully maintained, sun-filled end unit townhome offering over 2,250 sq. ft. of elegant living space with no neighbours behind, surrounded by mature landscaping and peaceful views. Perfectly tucked within a quiet, private complex in Calgary's desirable west-end community of Patterson, this residence blends tranquility, comfort, and convenience. The inviting lower-level walkout welcomes you with a spacious foyer and large closet, opening to a welcoming family area with a unique skylight that brings in natural light into the atmosphere rarely found in walkout levels. This floor also includes a convenient 2-piece bathroom, laundry room, and storage area for added function. The open riser staircase leads to the main floor's bright, open-concept living space where pristine hardwood floors, vaulted ceilings, and expansive windows fill the home with natural light. The formal dining room includes an alcove for a hutch, while the living room's wood-burning fireplace adds warmth and charm. Step through the patio doors onto a large private deck—a peaceful spot to enjoy morning coffee or evening sunsets with views. The kitchen features sleek granite countertops, a raised eating ledge, and full-length cabinetry offering ample storage. A sunny breakfast nook a casual space for everyday dining with built-in bench storage. Down the hallway, the spacious primary



bedroom offers a serene retreat with a 4-piece ensuite, dual closets, and direct deck access” for quiet reading or morning coffee. The second bedroom also enjoys a 3-piece ensuite , 2nd Bedroom with3 piece cheater ensuite (can be accessed from both the room and outside) 2 closets, and deck access, making it perfect for guests or family. Quick access to the double attached insulated garage adds everyday convenience. The complex of Prominence Estates is known for its peaceful setting and walkable surroundings. Enjoy nearby Patterson Park, Edworthy Park, Westside Recreation Centre, and convenient access to the LRT, shops, and dining. Downtown Calgary is just 15 minutes away, and the mountains are only an hour from your door. Top-rated nearby schools complete the picture. This rare townhome combines privacy, sophistication, and low-maintenance living within one of Calgary’s most desirable west-end communities. Don’t miss your opportunity to make this your new home!

Built in 1982

Essential Information

MLS® #	A2269996
Price	\$650,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	6, 1220 Prominence Way Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2B3

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Skylight(s), Bookcases, Built-in Features, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, No Neighbours Behind
Roof	Concrete
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Zoning	M-CG d30

Listing Details

Listing Office	Real Broker
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