

# \$789,000 - 20, 1220 Prominence Way Sw, Calgary

MLS® #A2255631

**\$789,000**

2 Bedroom, 3.00 Bathroom, 2,105 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

This stunning, sun-filled executive townhome offers over 2,800 sq. ft. of exquisitely renovated and redesigned living space, combining modern elegance with functional comfort in one of Calgary's most desirable communities. Perfectly situated in front of Prominence Park, this home is a hidden gem that blends privacy, style, and convenience. Step inside and be welcomed by soaring ceilings, skylights, and an open-concept main floor that flows seamlessly between the chef-inspired kitchen, dining, and living spaces. The gourmet kitchen features a custom double-tone design, quartz countertops, ceiling-height cabinetry, a generous island and premium stainless-steel appliances. The inviting living room is anchored by a cozy wood-burning fireplace and large west-facing windows, opening to an expansive balcony with serene park views—ideal for entertaining or relaxing. The unique 4-level split layout provides privacy and versatility. Each of the two spacious bedrooms is set on its own level, both with private balconies, walk-in closets, and spa-inspired ensuites. The primary retreat is a true sanctuary with vaulted ceilings, dual vanities, a soaker tub, and a frameless shower. A skylit staircase and open-riser glass-accented stairs ensure the entire home is filled with natural light.

The lower level offers even more living space, featuring a family/media room with a second fireplace, a bonus flex room perfect for a home



office or gym, and a stylish bar area for entertaining. The attached double garage adds convenience, while the beautifully landscaped internal gardens create a private and secure setting.

Additional upgrades include kitchen, all new appliances, quartz counters throughout (2025), seven replaced skylights (2019), updated Lux windows and doors (2018), modern flooring, and fresh ceilings (2025). Every detail of this renovation was thoughtfully curated with high-end finishes for a timeless and sophisticated look.

Located in the exclusive Prominence Estates, this boutique enclave of only 20 residences offers tranquility, mature landscaping, and visitor parking. Enjoy unbeatable access to walking trails, golf, shopping, dining, top-rated schools, Westside Recreation Centre, LRT, and just a short 15-minute drive downtown. Weekend getaways are effortless with the mountains only an hour away.

This beautifully renovated corner townhome is just a short stroll to Patterson Park. With its executive 4-level split design, this home perfectly accommodates families at any stage of life. Step inside and be captivated! The renowned schools closest to the Patterson community in Calgary include the public high schools Sir Winston Churchill High School and Ernest Manning High School, and for private options, Webber Academy and Rundle College. Close to home walk or bike to Niki Park, Niloofar Park and Edworthy Park.

This is not just a home—it's a lifestyle. Grab this rare opportunity to own a one-of-a-kind townhome fully renovated. Enjoy Full 3D Tour! Call me today

Built in 1982

## Essential Information

MLS® #

A2255631

Price	\$789,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,105
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	20, 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	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest, Insulated, Oversized, Side By Side, Enclosed, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Other
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Brass, Family Room, Living Room, Wood Burning, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Lighting
Lot Description	Back Yard, City Lot, Corner Lot, Landscaped, Lawn
Roof	Concrete
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	M-CG d30

## Listing Details

Listing Office	RE/MAX House of Real Estate
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