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20, 1220 Prominence Way SW Calgary, Alberta

MLS # A2255631



\$760,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	2,105 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Enclosed		
Lot Size:	-		

Back Yard, City Lot, Corner Lot, Landscaped, Lawn

Heating: Water: Fireplace(s), Forced Air, Natural Gas, Wood Sewer: Floors: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: \$ 561 Concrete **Basement:** LLD: Full Exterior: Zoning: Brick, Cedar, Wood Frame M-CG d30 Foundation: **Utilities: Poured Concrete**

Lot Feat:

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, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator in the Garage

NEW PRICE \$760,000. Better than new — this sun-filled executive townhome offers over 2,800 sq. ft. of fully redesigned luxury living, perfectly positioned across from Prominence Park in the exclusive community of Prominence/Patterson. Thoughtfully renovated from top to bottom, this corner unit blends modern elegance with exceptional function. The main level welcomes you with soaring ceilings, multiple skylights, and an open-concept layout that fills the home with natural light. The chef-inspired kitchen features custom two-tone cabinetry, quartz countertops, ceiling-height storage, premium stainless-steel appliances, and an impressive island that makes cooking and entertaining effortless. The living room is anchored by a cozy wood-burning fireplace and large west-facing windows that lead to a private balcony with peaceful park views. The unique four-level split design offers exceptional privacy. Each of the two spacious bedrooms is located on its own level, both featuring private balconies, walk-in closets, and spa-inspired ensuites. The primary retreat feels like a boutique hotel, complete with vaulted ceilings, dual vanities, a frameless glass shower and a deep soaker tub. A skylit staircase and open-riser glass-accented stairs ensure natural light flows throughout the entire home. The lower level extends the living space with a media or family room featuring a second fireplace, a wet bar perfect for entertaining, and a versatile flex room ideal for a home office, gym or studio. The attached double garage offers convenience, while the beautifully maintained courtyard within this boutique complex of only 20 residences ensures a quiet and private setting. Recent renovations include a full kitchen remodel with new appliances and quartz countertops (2025), seven skylights replaced in 2019, updated Lux windows and doors in 2018, new flooring, and freshly finished ceilings

(2025). Every detail was meticulously selected to create a timeless and sophisticated home. Prominence Estates is known for its tranquility, mature landscaping, and easy access to parks and pathways. Residents enjoy walkability to Patterson Park and quick access to Edworthy Park, Westside Recreation Centre, shopping, dining, LRT, and major commuter routes. Downtown is just 15 minutes away, and the mountains are only an hour from your door. Top nearby schools include Sir Winston Churchill High School, Ernest Manning High School, Webber Academy and Rundle College. Condo fees are only \$561 per month. This rare, fully renovated executive townhome across from the park offers style, privacy, convenience, and space. Step inside and be captivated — this is not just a home, it's a lifestyle. 3D tour available