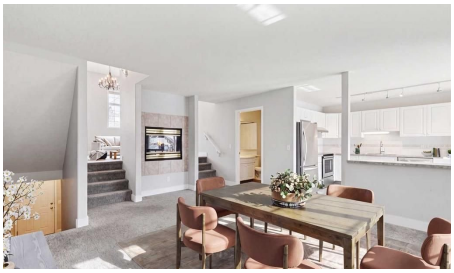
328 Prominence Heights SW

Calgary | Active | MLS® A2343840

$514,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,972.97 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Updated price. Patterson townhome on a quiet cul-de-sac with 1,973 sq ft above grade plus a finished walkout, three bedrooms, two and a half baths and a double attached garage. The main floor has high ceilings, oversized windows and a two-sided gas fireplace between the living and dining rooms. The kitchen has a breakfast bar and opens to a private balcony set in mature trees, with laundry and a half bath on this level. Up a few steps, a large family room works as a second living space or office, next to the second bedroom. The entire top floor is the primary suite, with a walk-in closet and an ensuite with jetted tub and tiled shower. The walkout level adds a third bedroom, 3-piece bath and games room opening to the fenced, south-facing yard. The $480 monthly fee covers landscaping, snow removal, insurance, management and reserve fund contributions, plus clubhouse access, so it’s easy to lock up and travel. Minutes to Edworthy Park, the river pathways and Bow Trail downtown. Quick possession. Book a showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343840
Bedrooms	3
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,972.97 sq. ft.
Main Level Finished Area:	611.35 sq. ft.
Upper Level Finished Area:	895.41 sq. ft.

Condo Fee:	$479.94
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	3,993 sq. ft.
Lot Frontage:	25'11 7/8 "
Front Exposure:	North
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9512232
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Double Sided, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Prominence Hills
Community:	Patterson
Amenities:	Clubhouse
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Oven, Refrigerator, Washer, Window Coverings
Inclusions:	Water Softner (as is) never used.
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 14'1" × 6'7" ·
Main Floor	Dining Room · 14'5" × 4'9" ·
Main Floor	Kitchen · 13'1" × 10'4" ·
Main Floor	Living Room · 14'10" × 12'1" ·
2nd Floor	Family Room · 14'10" × 14'3" ·
2nd Floor	Bedroom · 15'6" × 10'1" ·

3rd Floor	Bedroom - Primary · 18'4" × 17' ·
Lower Level	Bedroom · 12'1" × 9'3" ·
Lower Level	Game Room · 16'4" × 12'5" ·
Lower Level	Furnace/Utility Room · 6'9" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Cul-De-Sac, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d27
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/328-prominence-heights-sw-calgary-a2343840/

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