# 5 Prominence View SW

Calgary | Active | MLS® A2348063

**$379,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1996** | **1,426 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Real Estate (Mountain View)

# A closer look

LOCATION, LOCATION, LOCATION! This exceptional SOUTH-FACING END UNIT backs and sides onto beautiful GREEN SPACE and offers an outstanding level of PRIVACY. Ideally positioned within the complex, this ORIGINAL-OWNER home combines abundant natural light, peaceful views, and a functional floor plan designed for comfortable everyday living. The bright main level features a spacious kitchen, living room with a cozy gas fireplace, a separate dining room, a convenient 2-piece bathroom, and an adjacent laundry area. The corner location provides NUMEROUS ADDITIONAL WINDOWS filling the home with natural light throughout the day. The upper level offers 2 spacious bedrooms plus a versatile loft that could easily be converted into a THIRD BEDROOM, making this home ideal for families, professionals, or those working from home. Step outside onto the large, SUNNY, SOUTH-FACING DECK and enjoy the privacy and tranquil GREEN SPACE VIEWS. Additional highlights include attractive wood spindle railings and a DOUBLE TANDEM GARAGE that provides plenty of parking, storage space, no smoking and no pets ever in this home, BBQ gas line on deck. Offered at $379,900 and won’t last long at this new price!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348063 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1996 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,426 sq. ft. |
| **Main Level Finished Area:** | 703 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 723 sq. ft. |
| **Condo Fee:** | $453.46 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash |
| **Front Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | End Unit |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1996 (Age: 30) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9711052 |
| **Heating:** | Forced Air |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Four Plex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Linoleum |

| | |
|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Insulated, Oversized, Tandem |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Capilano Gardens |
| **Community:** | Patterson |
| **Amenities:** | Park, Parking, Snow Removal, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Kitchen With Eating Area · 12'8" × 12'6" · |
| **Main Floor** | Living Room · 18'10" × 12'9" · |
| **Main Floor** | Dining Room · 11' × 8'2" · |
| **Main Floor** | Laundry · 5' × 2'9" · |
| **2nd Floor** | Bedroom - Primary · 18' × 13'8" · |
| **2nd Floor** | Bedroom · 9'7" × 9'4" · |
| **2nd Floor** | Loft · 10'10" × 9'1" · |

| | |
|---|---|
| **Lower Level** | Foyer · 11'6" × 5'9" · |
| **Lower Level** | Furnace/Utility Room · 9'2" × 6'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Central Vacuum, No Animal Home, No Smoking Home |
| **Exterior Features:** | BBQ gas line, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Views |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | M-C1 d30 |
| **Listed Date:** | Sep 25, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5-prominence-view-sw-calgary-a2348063/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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