9 1220 Prominence Way SW

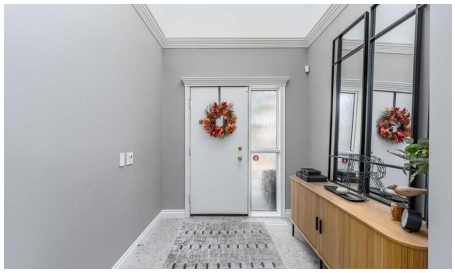
Calgary | Active | MLS® A2355430

$849,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1982**	**2,126 sq. ft.**

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Listed by Real Broker

A closer look

City skyline views. Four private outdoor spaces. And a kitchen that has been completely reimagined. Welcome to villa-style living with an exceptional mix of character, space and modern comfort in Patterson's sought-after Prominence Estates.

Offering approximately 2,126 sq. ft. above grade, this beautifully updated home features three bedrooms, two full and two half baths, a finished walkout lower level and an attached double garage. Soaring ceilings, skylights and an open loft create a wonderful sense of space, while beautifully restored hardwood floors bring warmth and timeless appeal. A spacious foyer and main-floor laundry add everyday practicality.

The spectacular new kitchen features cabinetry, under-cabinet lighting, quartz countertops and backsplash, a waterfall-edge island, 36-inch KitchenAid built-in refrigerator, induction cooktop with bridge burner, downdraft ventilation, built-in wall oven and Bosch steam oven. An upgraded pantry adds storage and style. The living room's wood-burning fireplace has a contemporary concrete surround and tile hearth. The dining area and outdoor spaces make entertaining easy.

Upstairs, two spacious bedroom suites each have an ensuite, walk-in closet and private balcony. The primary suite features 14-foot vaulted ceilings, a refreshed bathroom and motorized blackout blind. The walkout level offers a third bedroom, large family and games room with gas fireplace, new wet bar and access to the lower patio-ideal for guests, movie nights or relaxing at home.

Air conditioner/heat-pump and updated thermostats add comfort. Close to parks, Edworthy Park and its river pathways, shopping, Bow Trail and Sarcee Trail, this home delivers a peaceful west-side setting with convenience.

ADDITIONAL IMPROVEMENTS: New Lux triple-pane windows in the kitchen, dining room, primary ensuite and front guest-suite ensuite. Primary ensuite: new vanity, sink, faucet, lighting, mirror and tall storage cabinet. Primary bedroom: motorized blackout blind on transom window. Kitchen and dining: modern dining light fixture; updated pantry cabinetry, quartz counters and backsplash with under-cabinet lighting; new lighting above breakfast table. Main floor powder room: new toilet, quartz countertop, faucet and accessories. Throughout: modernized crown moulding and door headers; new 24x24 front entry tile. Lower powder room: new vanity, floor tile, faucet, exhaust fan and accessories. Wet bar: new cabinetry, sink and faucet. Main-floor Ecobee and upper-floor Honeywell thermostats.

A home with this much space, character and attention to detail deserves a closer look. Book your private showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355430
Bedrooms	3

Bathrooms	4
Year Built	1982
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:	2,126 sq. ft.
Main Level Finished Area:	1,093 sq. ft.
Upper Level Finished Area:	1,033 sq. ft.
Below Grade Finished Area:	1,054 sq. ft.
Condo Fee:	$686.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 2)

Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	2
Plan:	8311928
Heating:	Forced Air, Heat Pump, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Wood Frame
Structure Type:	Triplex
Roof:	Concrete
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Garage Faces Front, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest

Condo Name:	Prominence Estates
Community:	Patterson
Amenities:	Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer
Inclusions:	Bosch steam oven
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Foyer · 15'5" × 7'6" ·
Main Floor	Kitchen With Eating Area · 19'1" × 12'11" ·
Main Floor	Dining Room · 13'5" × 11'4" ·
Main Floor	Living Room · 19'6" × 14'11" ·
Main Floor	Pantry · 7'5" × 7'3" ·
Upper Level	Bedroom - Primary · 18'6" × 15'1" ·
Upper Level	Bedroom · 15'5" × 11'2" ·
Upper Level	Bonus Room · 15'8" × 10'3" ·
Basement	Bedroom · 19' × 10'8" ·
Basement	Game Room · 31'1" × 15' ·
Basement	Storage · 15'4" × 6'7" ·
Basement	Furnace/Utility Room · 7'11" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Built-in Features, Closet Organizers, Crown Molding, French Door, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Wet Bar
Exterior Features:	Other
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Cul-De-Sac, Low Maintenance Landscape, Many Trees

Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-1220-prominence-way-sw-calgary-a2355430/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.