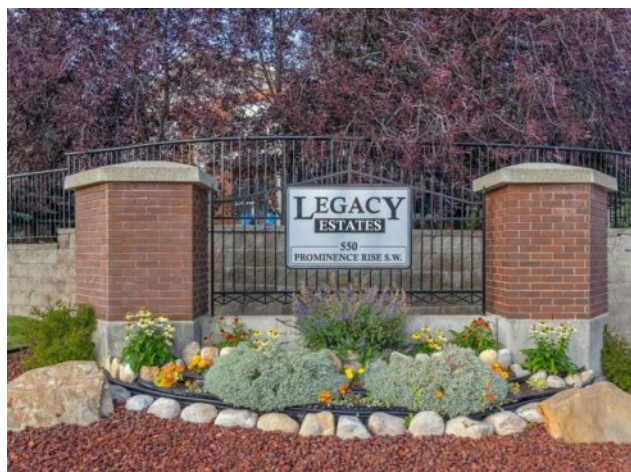


**215, 550 Prominence Rise SW
Calgary, Alberta**

MLS # A2257936



\$214,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Recreation Facilities		

Inclusions: Shelves in Den, 2 Cabinets in Den, & 2 Bathroom Cabinets

Don't miss out on this top floor, 1-bedroom plus a Den. It is ideally located in a professionally managed, 55+ age-restricted complex. It offers both a comfortable and low-maintenance lifestyle. Perfect for those seeking a peaceful living environment It has a well designed layout with many features including a Kitchen with ample counter space and cabinets. The adjacent dining area is perfect for entertaining family and friends. The Living Room is a quiet retreat featuring lots of windows and a glass door to access the balcony extending the living space to the outdoors. The Bedroom includes a wall wardrobe closet, and the large full bathroom offers additional storage with two large moveable cabinets (included) and a generous linen closet. The Den is currently used for storage but offers flexibility and could easily be set up as a separate computer room or study. Cabinets in Den are included for extra storage. Convenient in the suite laundry (building also has a separate laundry room for Residents). You will be amazed with the many amenities and activities this complex offers! Stay active with the fitness room, relax in the library or TV room, or play a game of pool or shuffleboard in the games room. There's also a dining room for social gatherings, hair salon, emergency calling device and a guest suite for visitors. This is a pet friendly complex with Board Approval (restrictions apply). There is an outdoor sitting area for residents to enjoy and lots of visitor parking. Condo Fee includes utilities (Heat, water & Electricity). Excellent location, close to community parks, walking paths, transit, shopping, restaurants and easy access to major roads through out the city. This is a great opportunity to add your personal touch and make this unit your own. A pleasure to show!