

# **\$837,000 - 43 Prominence Path Sw, Calgary**

MLS® #A2207981

**\$837,000**

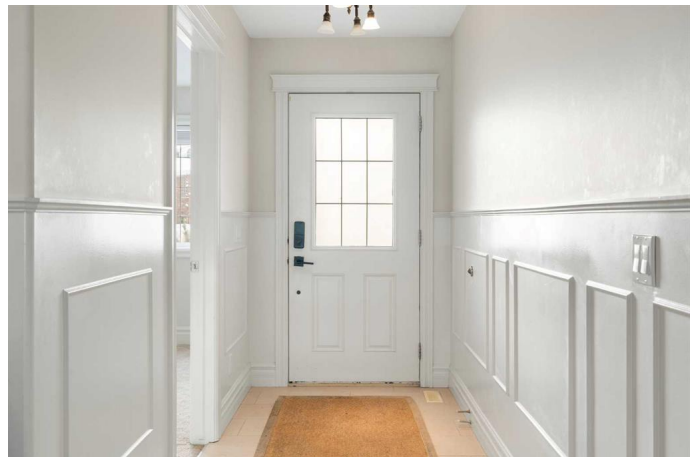
5 Bedroom, 3.00 Bathroom, 2,570 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

OPEN HOUSE ON FRIDAY, APRIL 18 AND  
SATURDAY, APRIL 19 FROM 1 PM TO 4 PM.

Luxury Living in the Gated Community of the Mansions at Prominence !! Welcome to your dream home, located in the prestigious Gated Community of The Mansions at Prominence. This exclusive detached property offers UNOBSTRUCTIVE PANORAMIC VIEWS of downtown Calgary and the stunning cityscapes, creating a picturesque backdrop for everyday living. Conveniently located in the Southwest Calgary, this home is within close proximity of private schools, some of Calgary's top-rated public schools, and provides easy access to Highway 1 and Calgary's Ring Road (Stoney Trail), ensuring seamless connectivity to the rest of city. Designed for those who value both luxury and convenience, this home combines the benefits of a maintenance-free condo lifestyle with the privacy of Detached property. No need to worry about gardening or snow removal. KEY FEATURES: Total of 5 bedrooms, 3 and a half bathrooms. Look at the bedroom sizes and you will be amazed, Main floor with spacious living room and dining room, kitchen with walk-in pantry plus a dedicated den/office overlooking the front steps. Modern open floor plan with an upper-level family room, perfect as a family retreat. Professionally developed basement featuring wet bar, recreational room, 2 bedrooms and 3 piece washroom. Primary Bedroom with private Balcony, offering



breathtaking city views. Backyard oasis with lush landscaping and stunning views, perfect for family & friends gatherings. Attached double car garage for added convenience. This home offers a seamless blend of luxury, functionality and low-maintenance living. Homes of this calibre are rare find at this unbelievable price point. YOUR DREAM HOME IS WAITING- don't miss this opportunity. Book a Showing with the realtor of your choice to have a look at this gem.

Built in 2005

**Essential Information**

MLS® #	A2207981
Price	\$837,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,570
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	43 Prominence Path Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2W7

**Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Private Entrance

Lot Description Back Yard, No Neighbours Behind, Rectangular Lot, Views

Roof Concrete

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 7th, 2025

Days on Market 13

Zoning M-C1

## Listing Details

Listing Office Real Broker

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