

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

MLS® #A2207981

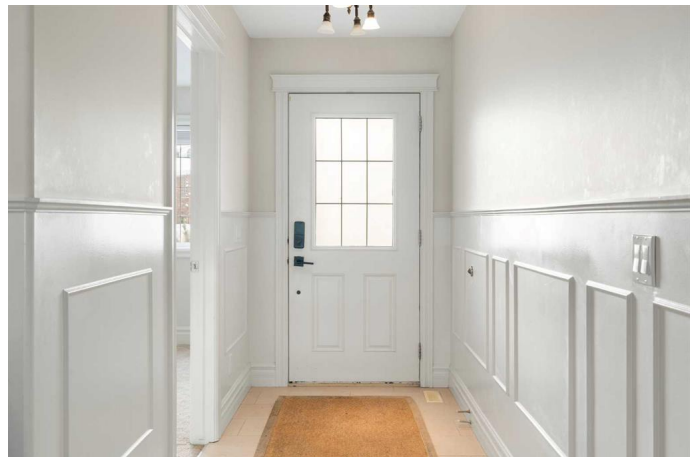
**\$837,000**

5 Bedroom, 3.00 Bathroom, 2,570 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

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	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot, Views
Roof	Concrete
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	24
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
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