

\$847,000 - 43 Prominence Path Sw, Calgary

MLS® #A2187718

\$847,000

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 - PRICE
ADJUSTMENT

Welcome to your dream home, located in the prestigious GATED COMMUNITY of The Mansions at Prominence. This exclusive detached property offers UNOBSTRUCTED PANORAMIC VIEWS of downtown Calgary and the stunning cityscape, creating a picturesque backdrop for everyday living.

Conveniently situated in Southwest Calgary, this home is within close proximity to over 21 private schools, some of Calgary's top-rated public schools, and provides easy access to Calgary's Ring Road (Stoney Trail), ensuring seamless connectivity to the rest of the city.

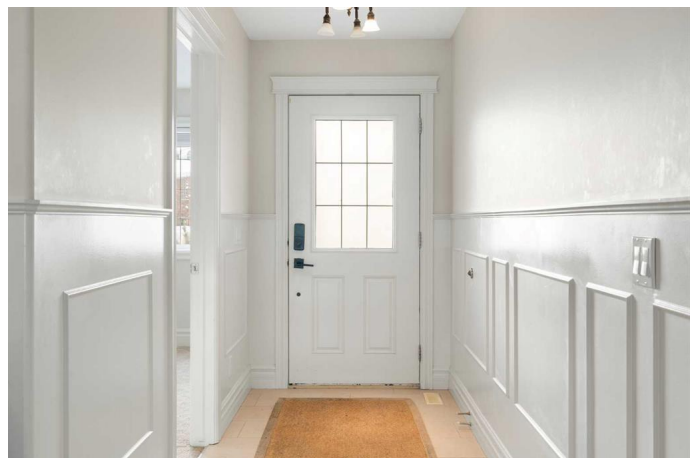
Designed for those who value both luxury and convenience, this home combines the benefits of a maintenance-free condo lifestyle with the privacy of a detached property. Gardening and snow removal services are included, allowing you to enjoy a worry-free lifestyle.

Key Features:

3 full bathrooms + 1 half bathroom

Main floor with spacious living and dining areas, plus a dedicated office overlooking the front steps.

Modern open floor plan with an upper-level bonus room, perfect as a family retreat.



Professionally developed basement featuring a wet bar, media/entertainment room, 2 bedrooms, and a full bathroom.

Custom motorized blinds on the main floor for added elegance and convenience.

Primary bedroom with private balcony, offering breathtaking city views.

Backyard oasis with lush landscaping and million-dollar views, perfect for gatherings.

Attached double-car garage for added convenience.

This home offers a seamless blend of luxury, functionality, and low-maintenance living.

Homes of this caliber, especially with such exceptional views, are a rare find at this unbelievable price point.

Your dream home is waitingâ€”donâ€™t miss the opportunity to own this gem in one of Calgaryâ€™s most sought-after communities!

Built in 2005

Essential Information

MLS® #	A2187718
Price	\$847,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
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	Park, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Granite Counters, Pantry, Soaking Tub, Wet Bar, Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	January 15th, 2025
Days on Market	57
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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