

# \$819,700 - 43 Prominence Path Sw, Calgary

MLS® #A2231010

**\$819,700**

5 Bedroom, 3.00 Bathroom, 2,570 sqft  
Residential on 0.13 Acres

Patterson, Calgary, Alberta

Live the Dream in Calgary's Most Exclusive Community – The Mansions at Prominence!

Step into absolute luxury in one of Calgary's most prestigious gated communities – The Mansions at Prominence.

This stunning detached home isn't just a property – it's an experience.

Wake up every morning to unobstructed, panoramic views of downtown Calgary and the mesmerizing city skyline. Whether you're relaxing in the sun-drenched living room, enjoying coffee on your private balcony, or entertaining in the backyard – these views will never get old.

**Prime Southwest Calgary Location**

Located in the heart of SW Calgary, this home blends privacy and prestige with unmatched convenience. Just minutes from: Top-rated schools (both public and private), Highway 1 and Stoney Trail for quick, easy commuting. Parks, shopping, and upscale amenities.

**Luxury Living. Maintenance-Free Lifestyle.**

This is more than just a house – it's a turnkey lifestyle upgrade:

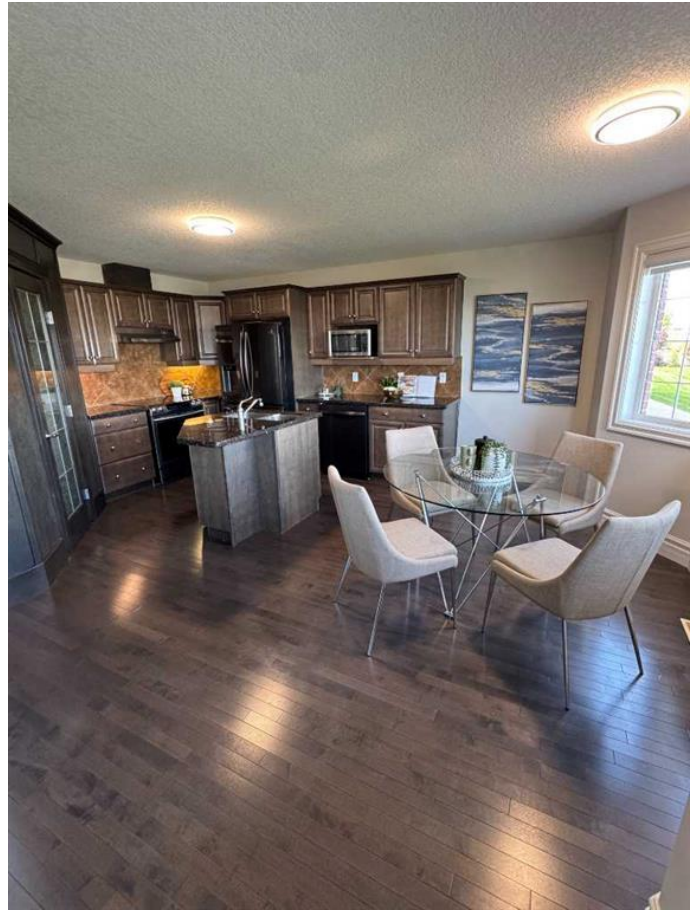
Maintenance-free living: No lawn care. No snow removal. Zero stress.

Move-in ready with high-end finishes throughout.

**Features That Will Leave You Speechless :**

- 5 MASSIVE Bedrooms – Space for the whole family, guests, or your dream home office/gym.

- 3.5 Bathrooms – Elegant, modern, and



impeccably finished.

- Main Floor Glam “ Bright and open concept featuring Sleek modern kitchen with walk-in pantry, Spacious living & dining areas, Private office/den with jaw-dropping city views
- Upper-Level Family Room “ A cozy retreat for family time or movie nights.
- Below Grade “ Professionally developed Basement with Wet bar and 2 bedrooms and Huge recreational room. Full 3-piece bath“perfect for entertaining!

- Primary Suite = 5-Star Heaven “ Private balcony, skyline views, spa-like ensuite.
- Backyard Oasis “ Professionally landscaped, private, and ideal for summer soirées. Attached Double Garage “ Spacious, secure, and convenient.

? Why You’ll Love It:

Gated community = peace of mind  
Unmatched value for luxury, One of the best city views in Calgary, True lock-and-leave convenience

?Ready to Live the Good Life?

This home offers the perfect blend of opulence, comfort, and care-free living“and it’s all yours at an incredible price.

Don’t miss out! Homes like this rarely hit the market.

Call today to book your private showing and experience why The Mansions at Prominence is Calgary’s ultimate lifestyle destination.

Built in 2005

## Essential Information

MLS® #	A2231010
Price	\$819,700
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	T3H 2W7

### Amenities

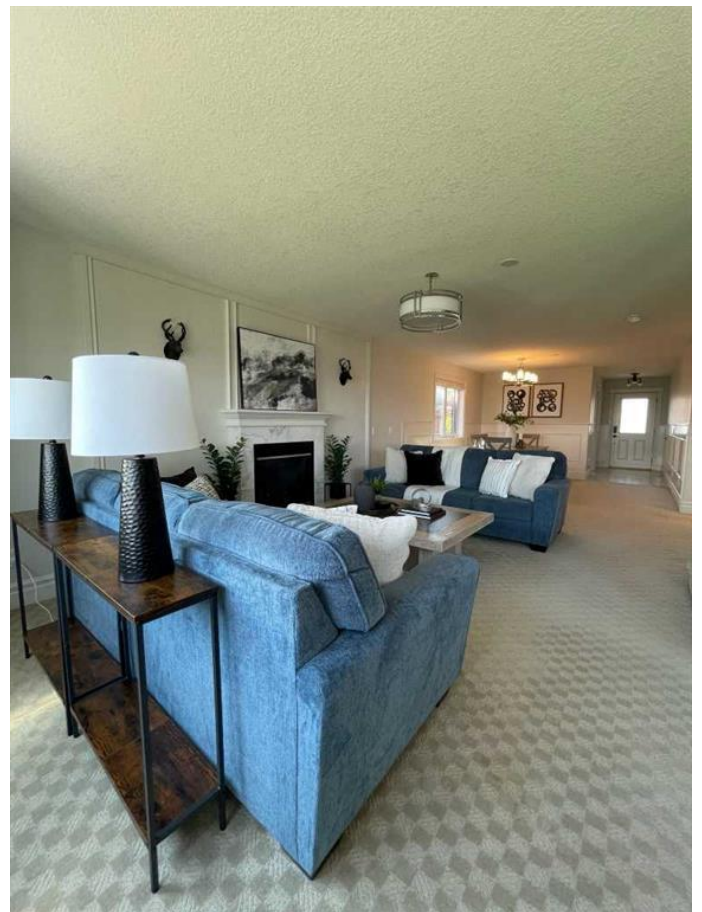
Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, 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
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Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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