

\$699,900 - 29 Prominence Park Sw, Calgary

MLS® #A2239384

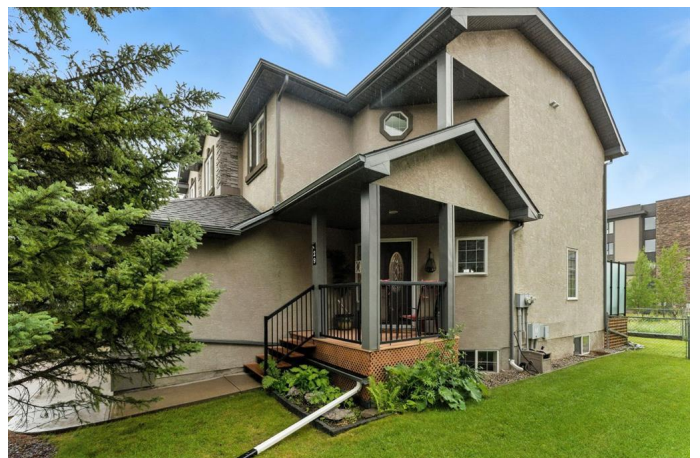
\$699,900

4 Bedroom, 4.00 Bathroom, 1,702 sqft

Residential on 0.08 Acres

Patterson, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 20, 2025
FROM 1-330 PM. Welcome to 29 Prominence Park SW, a beautifully upgraded and fully developed attached duplex offering 2330 sq ft of luxurious living space in one of Calgary's most desirable communities. Tucked into a quiet enclave within Patterson, this immaculately maintained home is filled with natural light and thoughtful renovations throughout. Step inside to a spacious front foyer that flows into an open-concept main floor featuring 9-foot finished ceilings, refinished hardwood floors, and recently painted throughout, with a stunning three-sided gas fireplace that anchors the living space. The elegant covered front porch adds charm and function to the homes welcoming exterior. The kitchen has been stylishly upgraded with painted cabinets, stainless steel appliances, granite countertops, extended cabinetry and counter top expansion, making it as functional as it is beautiful. The dining area opens to a private south-facing deck with a glass railing and privacy glass between units-perfect for outdoor living. Throughout the home, you'll find premium features such as Hunter Douglas up/down custom blinds, updated lighting, and carefully selected finishes that provide both warmth and sophistication. The upper level boasts a vaulted-ceiling primary suite with a walk-in closet featuring a custom organizer and a luxurious en-suite with a large corner soaker tub and separate shower. Two more



well-sized bedrooms and a full 4-piece bathroom complete the upper floor. The finished lower level is equally impressive, featuring 9-foot ceilings, a huge family/rec room, a fourth bedroom with a custom closet organizer, and another 4-piece bathroom-ideal for guests, teens, or extended family. The double attached garage includes upgraded lighting and practical built-in shelving for smart storage solutions. With 3.5 bathrooms, a large front entry, and multiple living zones, this attached duplex offers exceptional space and flexibility. Located in a quiet self-managed complex with mature landscaping, backing on green space and pathways, very low condo fees, quick access to downtown and LRT station. This rare gem blends comfort, convenience, and upscale finishings in one outstanding home. Book your private showing today.

Built in 1999

Essential Information

MLS® #	A2239384
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,702
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	29 Prominence Park Sw
Subdivision	Patterson

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4K8

Amenities

Amenities	Picnic Area, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Dining Room, Oak, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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