

# \$714,900 - 13 Prominence Path Sw, Calgary

MLS® #A2197616

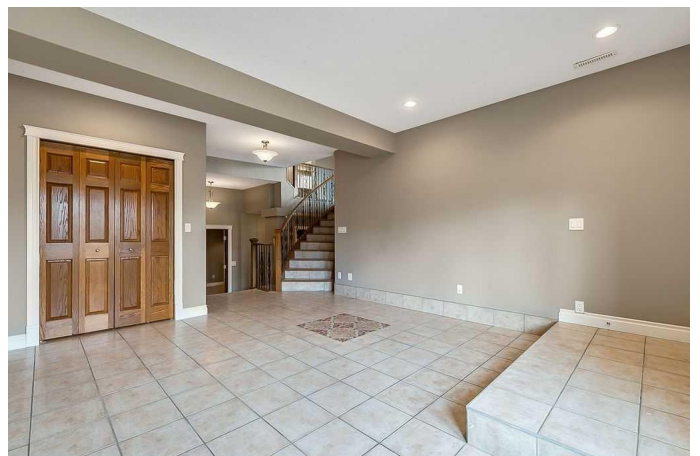
**\$714,900**

2 Bedroom, 3.00 Bathroom, 1,924 sqft

Residential on 0.10 Acres

Patterson, Calgary, Alberta

Located in the highly sought-after Condo Development, The Mansions at Prominence Point, this charming 2-bedroom, 3-bathroom home offers a spacious and well-designed layout perfect for modern living. Nestled in the desirable neighborhood of Patterson, this home boasts over 2,600 square feet of developed living space, providing ample room for comfort and entertaining. Main Level: The open-concept main floor is flooded with natural light, creating a bright and inviting atmosphere. It features a cozy living room with a gas fireplace, a large dining area perfect for family gatherings, and a well-equipped kitchen with plenty of cabinet space, a pantry, and expansive countertops for all your culinary needs. Upper Level: The upper level includes a spacious primary bedroom complete with a five-piece ensuite bathroom and a generous walk-in closet. An additional bedroom with built-in closet shelving and a four-piece bathroom provide space for guests or family members. Lower Level: The fully developed lower level offers a large rec room/family room, a designated laundry area with additional storage, and a convenient two-piece bathroom. This level also provides access to the double attached garage, adding extra convenience. Prime Location: Situated in an optimal location, this home is just a 20-minute commute to downtown, with easy access to Stoney Trail (5 minutes), the West Springs amenities (5 minutes), Edworthy Park and the Bow River (10 minutes), and Westhills (15



minutes), ensuring youâ€™re close to everything you need while enjoying a peaceful retreat in a well-established community. Donâ€™t miss out on this incredible opportunity to own a home in one of the most desirable developments in the area. Schedule your private viewing today!

Built in 1997

### **Essential Information**

MLS® #	A2197616
Price	\$714,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### **Community Information**

Address	13 Prominence Path Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2W7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Central Vacuum, French Door, Granite Counters, Storage
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Landscaped, Lawn
Roof	Clay Tile
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	77
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Solutions
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