

# \$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

OPEN HOUSE ON SATURDAY, JUNE 28th  
FROM 12:00 TO 3:00 PM.

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.

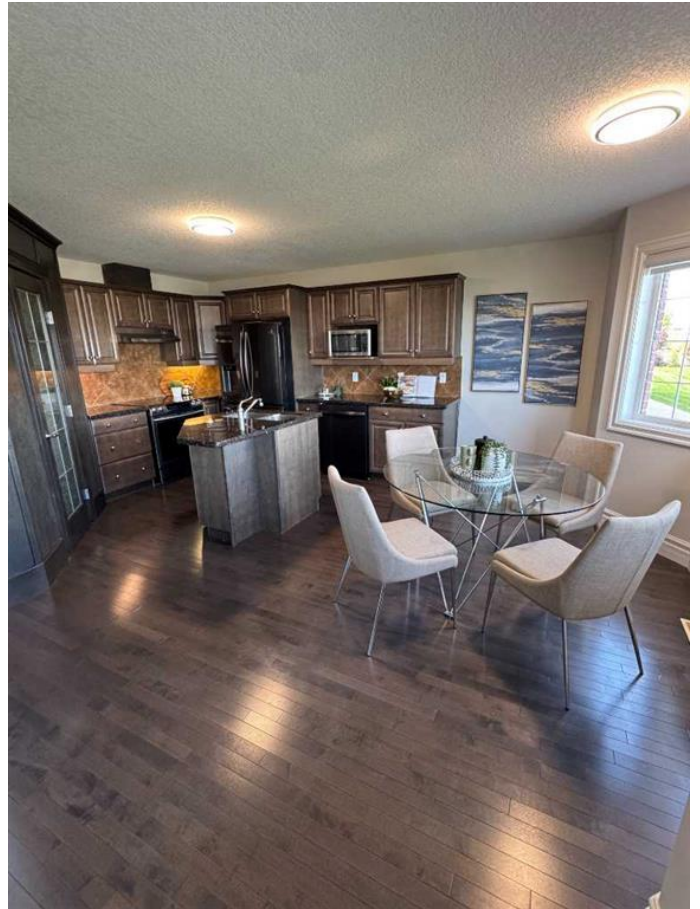
This is more than just a house – it's a  
turnkey lifestyle upgrade:

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 â€“ Elegant, modern, and impeccably finished.

- Main Floor Glam â€“ 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 â€“ A cozy retreat for family time or movie nights.

- Below Grade â€“ Professionally developed Basement with Wet bar and 2 bedrooms and Huge recreational room. Full 3-piece bathâ€”perfect for entertaining!

- Primary Suite = 5-Star Heaven â€“ Private balcony, skyline views, spa-like ensuite.

- Backyard Oasis â€“ Professionally landscaped, private, and ideal for summer soirÃ©es. Attached Double Garage â€“ Spacious, secure, and convenient.

? Why Youâ€™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 livingâ€”and itâ€™s all yours at an incredible price.

Donâ€™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 Calgaryâ€™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

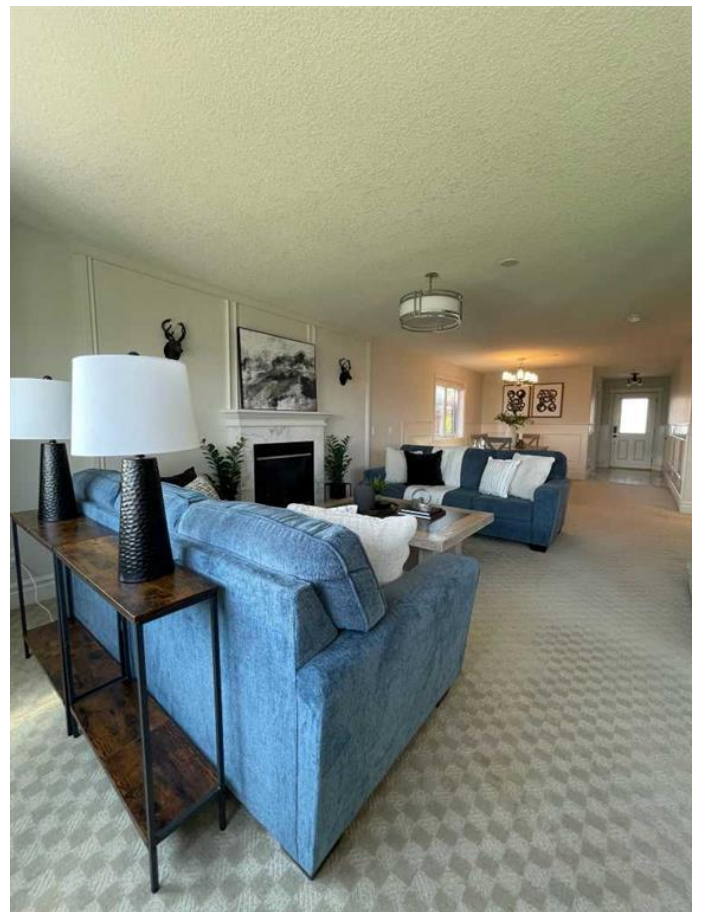
### Amenities

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
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
Days on Market	17
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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