

# \$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.

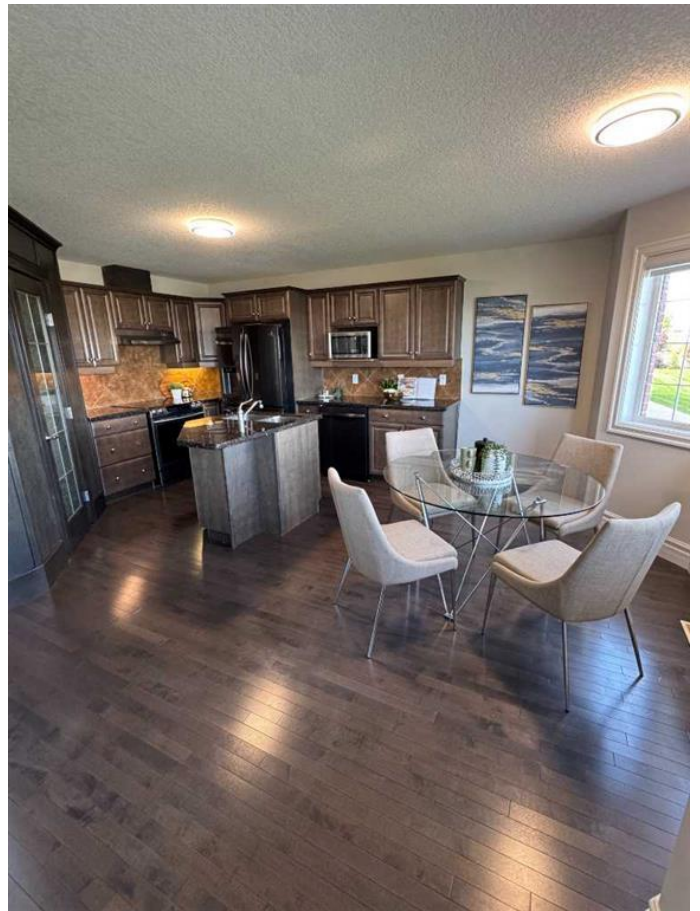
This is more than just a house – it's a  
turnkey lifestyle upgrade:

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 “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               |

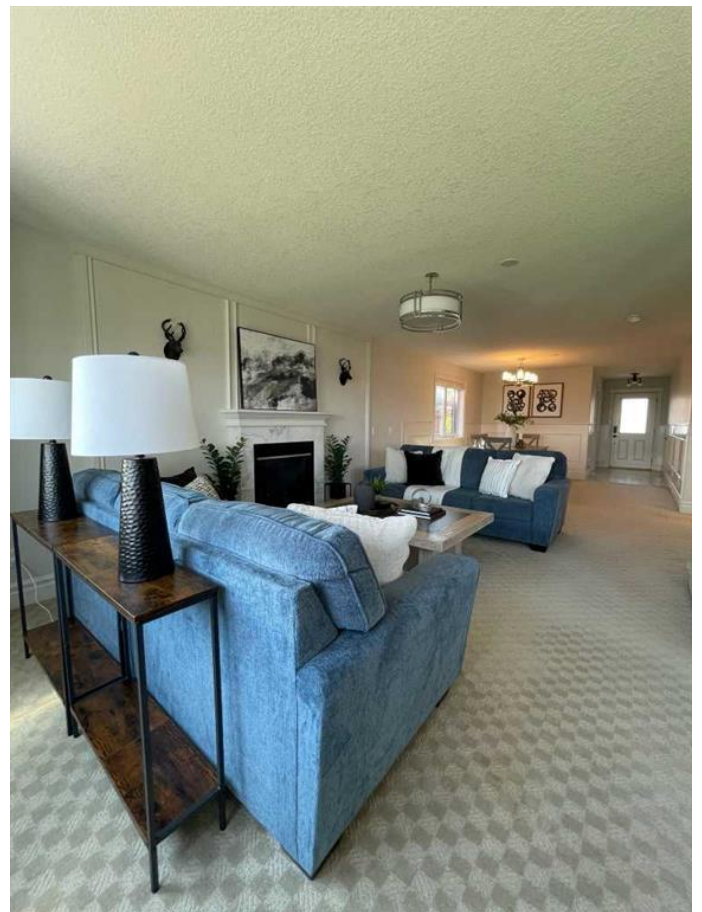
### Amenities

|                |                        |
|----------------|------------------------|
| 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                                                                      |
| 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 | 13              |
| Zoning         | M-C1            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.