

# \$749,900 - 47 Prominence Path Sw, Calgary

MLS® #A2215443

**\$749,900**

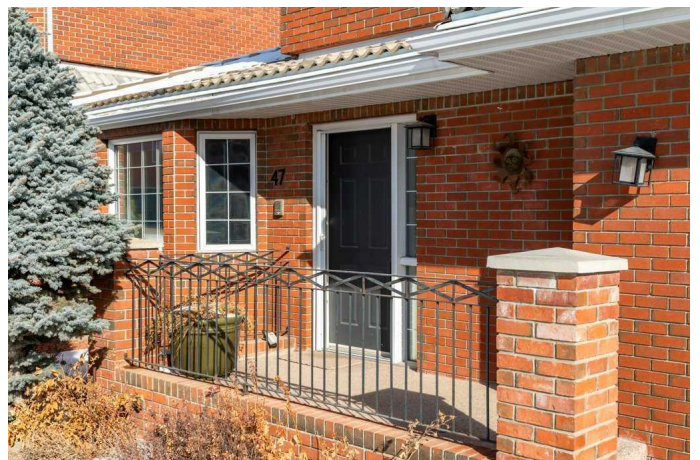
2 Bedroom, 4.00 Bathroom, 2,344 sqft

Residential on 0.10 Acres

Patterson, Calgary, Alberta

Welcome to The Mansions in Patterson, an exclusive enclave of homes in a gated community on the west side of Calgary. This luxurious home features a spacious, open floorplan that caters to a variety of buyers; from urban professionals to those seeking a low-maintenance, lock-and-leave lifestyle. The main floor is ideal for single-level living, with the primary suite, a second bedroom, and laundry all conveniently located on this level. The well-appointed kitchen boasts stainless steel appliances, plenty of workspace, timeless terra cotta floors, and ample room for eating in. The bright and open living space includes an area set apart for a more formal dining experience near the inviting fireplace. Beyond this is the living room featuring a bay window framing views of the River Valley. Upstairs, you'll find a versatile open area perfect for a family room, office, or quiet retreat. Step outside to the bistro patio, where you can relax and enjoy panoramic views of the city. The home also boasts nearly 2,000 additional square feet of basement space, with a dedicated theater room already set up with deluxe seating. With quick access to downtown and a hop to the ring road, The Mansions in Patterson are ideally located. This part of the west side is also bursting with great shops, restaurants, and businesses to make your commute, escape from the city, and daily life convenient and enjoyable.

Built in 1998



## Essential Information

MLS® #	A2215443
Price	\$749,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,344
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	47 Prominence Path Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2W7

## Amenities

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

## Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Balcony
Lot Description	Back Yard
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 27th, 2025
Days on Market	11
Zoning	M-C1

**Listing Details**

Listing Office	The Real Estate District
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