



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 PROMINENCE Point, Calgary T3H 3E8**

MLS® #: **A2196496**      Area: **Patterson**      Listing Date: **02/24/25**      List Price: **\$1,349,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1993**  
 Lot Information  
 Lot Sz Ar: **8,470 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,415**  
 Low Sqft:  
 Ttl Sqft: **2,415**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **1 and Half Storey,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Landscaped,Pie Shaped Lot,See Remarks,Sloped Down,Treed,Views**  
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),Balcony,BBQ gas line,Private Entrance,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Stove,Instant Hot Water,Microwave,Range Hood,Washer**  
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,Natural Woodwork,Separate Entrance,Skylight(s),Walk-In Closet(s),Wired for Sound,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 4`11"	4pc Ensuite bath	Main	8`0" x 9`7"
Bedroom	Main	10`2" x 11`8"	Dining Room	Main	22`2" x 14`2"
Kitchen	Main	14`2" x 17`10"	Laundry	Main	7`10" x 11`8"
Living Room	Main	17`7" x 12`7"	Office	Main	10`2" x 15`11"
Bedroom - Primary	Main	17`1" x 15`10"	Walk-In Closet	Main	7`10" x 11`4"
4pc Ensuite bath	Second	5`2" x 11`6"	Bedroom	Second	11`1" x 12`2"

**Family Room**  
**Bedroom**  
**Game Room**  
**Furnace/Utility Room**

**Second**  
**Basement**  
**Basement**  
**Basement**

**14`11" x 12`8"**  
**20`9" x 12`0"**  
**19`2" x 24`0"**  
**18`5" x 26`1"**

**4pc Bathroom**  
**Mud Room**  
**Storage**

**Basement**  
**Basement**  
**Basement**

**10`10" x 8`11"**  
**5`2" x 9`1"**  
**13`3" x 20`8"**

Legal/Tax/Financial

Condo Fee:  
**\$788**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-CG**

Legal Desc: **9212075**

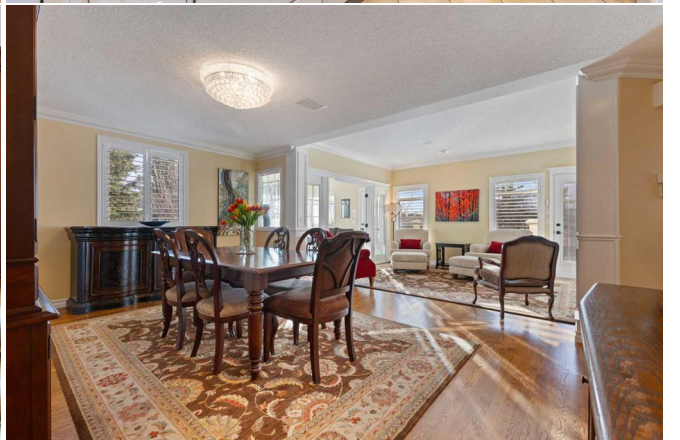
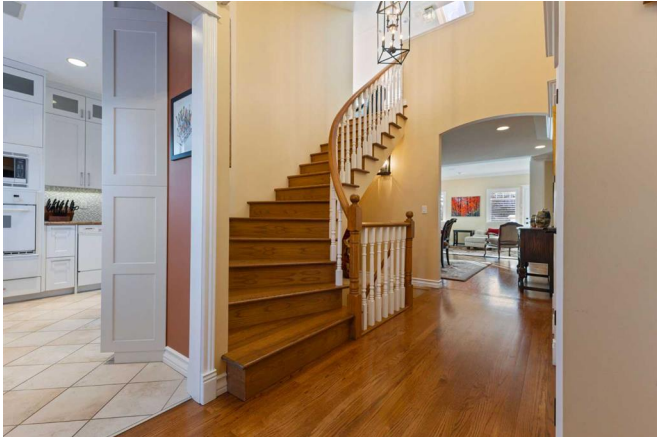
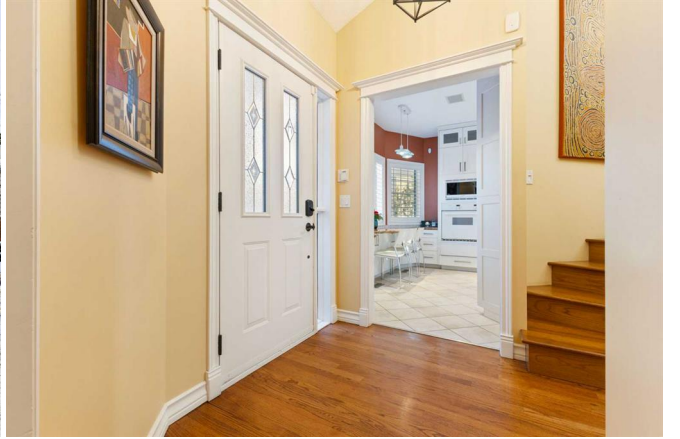
Remarks

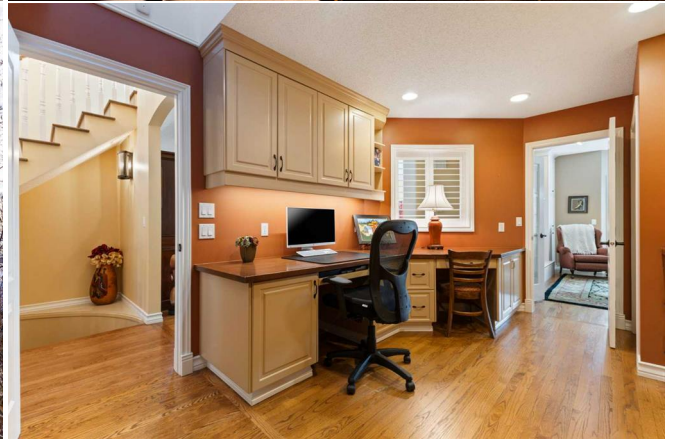
Pub Rmks: **Welcome to this meticulously upgraded, custom built walkout villa in the prestigious adult-only (18+) gated community of The Brickburn at Prominence Point. Offering both security and maintenance-free living, this exceptional home boasts breathtaking views of downtown Calgary. Positioned at the end of the the quiet cul-de sac, this villa enjoys one of the most coveted locations in the entire complex. Sitting on an expansive 8,470 ft2 pie-shaped lot - the largest in this bareland condo development- this property offers an abundance of green space and unrivaled privacy. With over 3600 ft2 of custom designed living space, this home is one of the largest in the complex. The 2nd floor space is rare in this complex featuring an office with stunning downtown views, and an additional bedroom complete with it's own full ensuite bath. The 1950 ft2 main floor has been thoughtfully developed to accommodate every need, with a stunning upgraded white custom kitchen featuring granite countertops and top of the line Viking appliances. The spacious dining room is ideal for hosting large gatherings, while the living room and adjoining sunroom provide the perfect setting to relax and take in the views. The generously sized primary bedroom offers a luxurious, upgraded ensuite as well as a large walk through closet. A main floor office with built in desk adds convenience, and the second main floor bedroom, accompanied by a full bath, provides flexibility for guests or family. The main floor also features convenient laundry access and entry into the double attached, heated garage with custom resin flooring. The expansive walkout lower level is beautifully developed with a spacious rec room featuring 2 large windows and walk out entrance to backyard, custom shelving and built in entertainment unit, and a well equipped wet bar. A large additional bedroom with big windows, and Jack and Jill full bath offers even more living space. The storage room and utility room, both equipped with built in shelving and upgraded resin flooring, offer great storage and organization possibilities. This executive home exudes traditional elegance with rich hardwood floors on both upper levels, curved staircases, crown molding detailing, 3" wood shutters on main floor windows and 3 skylights to flood the space with natural light. Central air conditioning ensures summer comfort. This home also offers enhanced outdoor living spaces perfect for entertaining or relaxing. The main floor deck with wrought iron railings provides stunning downtown views, and a spiral metal staircase leads to the lower level patio and serene backyard, offering additional green space and privacy. This home provides a rare opportunity for those looking to downsize, without compromising on space or luxury. Experience the ultimate "lock and leave" lifestyle in this exquisite villa - offering the space and features you've been accustomed to, all within a secure, maintenance free community. Call to arrange your private showing today.**

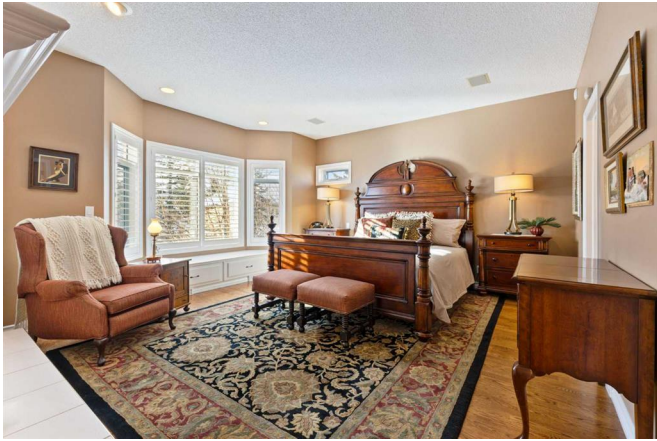
Inclusions: **Mini dishwasher in lower bar, kitchen counter bar chairs, built in ceiling speakers, built in shelves in storage rooms downstairs.**

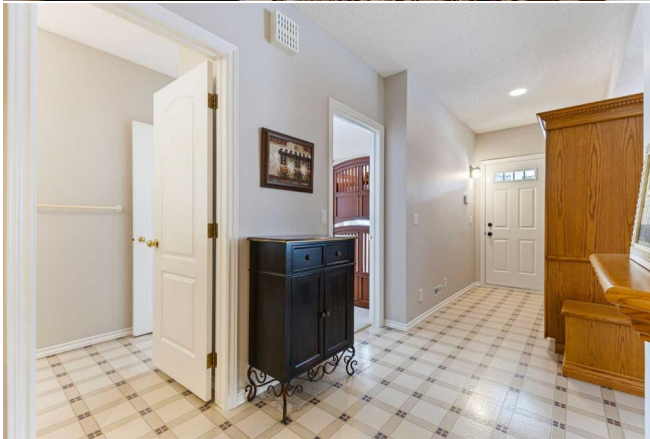
Property Listed By: **RE/MAX House of Real Estate**

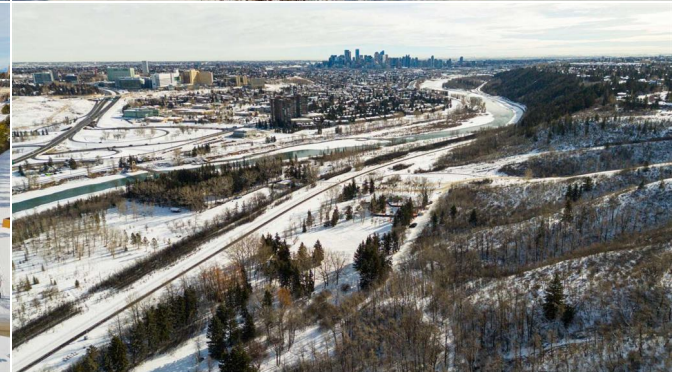
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**55 Prominence Point SW, Calgary, AB**

Main Building: Total Exterior Area Above Grade 3415.27 sq ft



Main Floor  
Exterior Area 1847.20 sq ft

2nd Floor  
Exterior Area 487.27 sq ft

Basement (Below Grade)  
Exterior Area 1910.27 sq ft

PREPARED: 2023/02/21

VIEW FIGURES ARE EXCLUDED FROM THIS FLOOR AREA TO INCLUDE FLOOR JOISTS. ALL ROOM DIMENSIONS AND FLOOR AREAS MUST BE CONSIDERED APPROXIMATE AND ARE SUBJECT TO INDEPENDENT VERIFICATION.

BIGGUIDE

**55 Prominence Point SW, Calgary, AB**

Main Floor  
Exterior Area 1847.20 sq ft  
Interior Area 1211.04 sq ft  
Enclosed Area 2311.87 sq ft



0 7 14

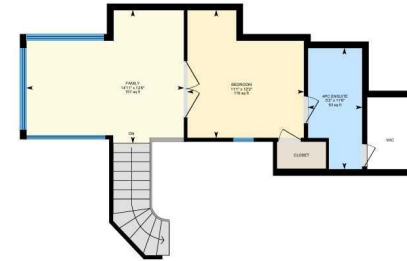
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BIGGUIDE

**55 Prominence Point SW, Calgary, AB**

2nd Floor  
Exterior Area 487.27 sq ft  
Interior Area 300.14 sq ft  
Enclosed Area 234.31 sq ft



0 7 14

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**55 Prominence Point SW, Calgary, AB**

Basement (Below Grade)  
Exterior Area 1910.27 sq ft  
Interior Area 1733.28 sq ft



0 7 14

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