



THE
A-TEAM

**RE/MAX
FIRST**

13 PROMINENCE Path, Calgary T3H 2W7

MLS® #: **A2197616**

Area: **Patterson**

Listing Date: **02/28/25**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1997

Lot Information

Lot Sz Ar:

4,370 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,924

Low Sqft:

Ttl Sqft:

1,924

DOM

53

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

4 Level

Split, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped, Lawn

Double Garage Attached

Utilities and Features

Roof: **Clay Tile**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting, Rain Gutters**

Construction:

Brick, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat: **Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room

Foyer

Dining Room

Breakfast Nook

Bedroom

Game Room

Furnace/Utility Room

Level

Main

Second

Second

Third

Basement

Basement

Dimensions

13`5" x 15`4"

7`7" x 10`8"

8`4" x 11`4"

9`5" x 13`9"

12`11" x 10`8"

8`1" x 9`11"

Room

Living Room

Kitchen

Bedroom - Primary

Family Room

Laundry

2pc Bathroom

Level

Second

Second

Third

Basement

Basement

Basement

Dimensions

20`0" x 20`5"

11`4" x 12`0"

12`5" x 13`9"

12`11" x 14`10"

9`0" x 9`6"

6`0" x 6`3"

4pc Bathroom	Third	4`11" x 10`1"	5pc Ensuite bath Legal/Tax/Financial	Third	9`7" x 10`1"
Condo Fee: \$550		Title: Fee Simple Fee Freq: Monthly		Zoning: M-C1	
Legal Desc:	9410928		Remarks		
Pub Rmks:	<p>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 you're close to everything you need while enjoying a peaceful retreat in a well-established community. Don'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!</p>				
Inclusions:	N/A				
Property Listed By:	Royal LePage Solutions				

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







