

\$711,000 - 56 Prominence Path Sw, Calgary

MLS® #A2105683

\$711,000

3 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 0.08 Acres

Patterson, Calgary, Alberta

*** WELCOME TO 56 PROMINENCE PATH SW. *** This luxury custom-built and extremely quiet townhouse unit presented with enduring impeccable charm and luxury. The complex is in a private and gated secured complex in the heart of Patterson with red brick exteriors and clay tile roofing throughout on all the units. There are numerous updates to this meticulous townhouse unit offering style and elegant living for all your needs. The gorgeous open and spacious floor plan welcomes you through French doors into the enormous foyer/flex area leading upstairs to the sun drenched main level with bright large windows, dual open skylights with blinds and high ceilings throughout. The open living room with the dining room features top quality carpet, a three-sided gas fireplace for those cozy winter nights and numerous windows facing east/southeast allowing enough sunlight in to brighten up the whole room. Featured is the perfect island kitchen with quartz counter tops, newer cabinet and drawer fronts with slow close hardware, quality tile backsplash, top of the line appliances including a counter top cook top, built in stainless steel oven and microwave, large stainless steel fridge with dispensers and built in stainless steel dishwasher plus a corner pantry. The perfect kitchen to prepare perfect meals for your family and guests. To the rear of the building and off the kitchen is the back private aggregate stone patio area offering warmth and secluded comfort, large enough for your



patio furniture, flower and plant pots and a BBQ. The upper level with hardwood flooring has a full bathroom with quartz counter top, the elegant primary bedroom w/bay windows, entry to the large 4 piece ensuite bathroom with a walk-in closet, custom tile shower stall, a quartz counter top with dual sinks and wall length mirror. There is a second spacious bedroom upstairs with bay windows and a full closet. The lower level with a massive family room and extra high ceilings is perfect for family time or entertaining a larger gathering. There is a double oversized attached garage that is insulated and has some space for storage. Improvements and updates include high quality paint refinishing throughout (\$15,000), newer lighting (\$2,000), all door hardware to black hardware (\$1,000), 5 new window panes changed (\$4,000), NEW HIGH EFFICIENCY furnace, kitchen backsplash (\$2,000) and various cosmetics. Please note that there is NO POLY B plumbing in this unit. The clay roof recently received an inspection with some repairs and maintenance to ensure longevity and no future issues. This is the perfect townhouse offering space, luxury and comfort. Condo fees include exterior maintenance, snow removal, garbage/recycling services, common area insurance, professional management (Connelly & Co.).

Built in 1997

Essential Information

MLS® #	A2105683
Price	\$711,000
Sold Price	\$711,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,030
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	56 Prominence Path Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2W7

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Master Downstairs, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave, Washer
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
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Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Street Lighting, Rolling Slope
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	March 7th, 2024
Days on Market	31
Zoning	M-C1 d35
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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