

\$799,900 - 23 Prominence Point Sw, Calgary

MLS® #A2128051

\$799,900

2 Bedroom, 3.00 Bathroom, 1,736 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

EXCLUSIVE EXECUTIVE VILLA IN A GATED COMMUNITY - Welcome to 23 Prominence Point S.W., in the exclusive Brickburn. The Brickburn is a collection of luxury bungalow villas in a gated community on Calgary's West Hill. Perfect for the discerning buyer looking for a secure lock and leave scenario, or wanting more privacy in their daily lives. Meticulously maintained, this is one of the most desirable executive villa complexes in the city. #23 is just a gleaming example of a well-maintained home. Everything is in pristine condition in this walkout bungalow that features a recently renovated custom ensuite in the primary bedroom, newer counters and backsplash in the kitchen, and newer appliances as well. The floor plan features a den on your left as you enter the front door, as well as the two-piece bath, laundry, and direct access to the garage on your right. Moving towards the centre of the house, the plan opens up to a large family and dining room which is highlighted by the spiral staircase to the walkout basement. The kitchen has gone through recent updates and is at the back of the home overlooking the south deck. The primary bedroom also has southern exposure and takes advantage of that with huge windows. Two separate walk-in closets, and a luxury ensuite round out the main floor. On the lower level, you'll find an awesome entertaining space highlighted by a wet bar, card or pool table area and a fantastic family room with a fireplace. There is a media room



for movie buffs with custom wood built-ins, and another bedroom and 4-piece bath for guests. Completing the package is a double attached garage. This is just a fantastic home that you need to see in person. The Patterson neighbourhood has excellent access to paths and parks, with Edworthy just a short walk away. All the amenities of the West Hill are just outside your door, and access to downtown is simple. For more details, and to see the floor plan, 360 tour, and extra photos, click the links below.

Built in 1994

Essential Information

MLS® #	A2128051
Price	\$799,900
Sold Price	\$826,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	23 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 8th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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