

# \$830,000 - 63 Prominence Point Sw, Calgary

MLS® #A2137667

**\$830,000**

3 Bedroom, 3.00 Bathroom, 2,103 sqft  
Residential on 0.16 Acres

Patterson, Calgary, Alberta

Are you looking for a home to customize, renovate, and make your own? In the desirable community of Patterson? Welcome to the pinnacle of luxury living in the prestigious GATED Brickburn community of Patterson! This exquisite bungalow offers the BEST AND LARGEST LOT in the entire neighborhood, boasting UNPARRALLELED VIEWS of the city skyline that will take your breath away!

This property is all original, and perfect for renovating and making your own. Step inside to discover over 3700 sq/ft of open living space. The main level features a spacious primary bedroom, with large walk in closet and ensuite that is sure to impress. The main floor also features a walk out patio with stunning city views, large living are, kitchen, and laundry room. The walk-out basement is perfect for entertaining, with a gym, wine cellar, 2 extra bedrooms, and plenty of room for guests.

The upper level is a true standout, featuring an amazing office area with pristine views that will make working from home a pleasure.

The gated 18+ adult only gated Brickburn community is known for its friendly neighbors and welcoming atmosphere, making it the perfect place to downsize without compromising on luxury. Or for snowbirds, it offers the opportunity to just lock and leave,



when you are travelling throughout throughout the year.

Don't miss your chance to own this stunning home in one of Calgary's most desirable communities. Schedule your showing today and start living the life you deserve!

Built in 1992

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2137667               |
| Price          | \$830,000              |
| Sold Price     | \$835,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,103                  |
| Acres          | 0.16                   |
| Year Built     | 1992                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 63 Prominence Point Sw |
| Subdivision | Patterson              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 3E8                |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |

**Interior**

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings                                                                                               |
| Heating           | Forced Air                                                                                                                                                                                                           |
| Cooling           | Other                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| # of Fireplaces   | 4                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                    |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                          |
| Lot Description   | Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, Private, Views |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Brick, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2024 |
| Date Sold      | June 25th, 2024 |
| Days on Market | 6               |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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