

# \$1,199,900 - 64 Prominence Point Sw, Calgary

MLS® #A2140395

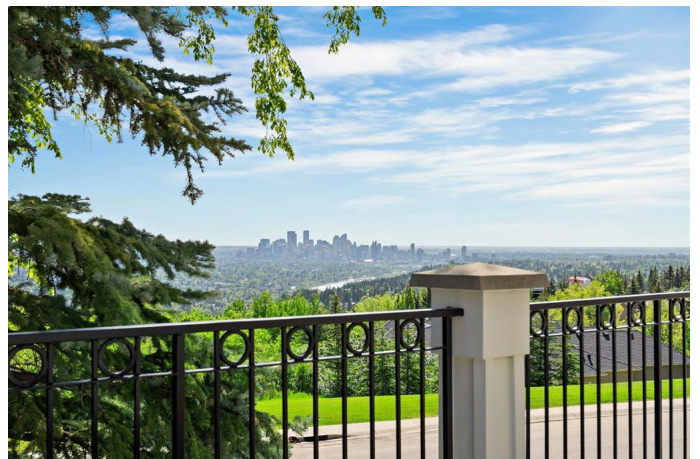
**\$1,199,900**

3 Bedroom, 5.00 Bathroom, 2,445 sqft

Residential on 0.16 Acres

Patterson, Calgary, Alberta

The perfect place to move to when you are ready to simplify without sacrificing space or conveniences. This updated VIEW home in the gated community of The Brickburn at Prominence Point offers the some of the very best downtown Calgary skyline views on the SW hill and is one of the largest units in the complex with 4000SQFT of developed living space. Also offers a walkout lower level, main floor master retreat AND the most beautifully appointed and tastefully updated entertaining spaces on the main floor. Features include beautiful hardwood floors on the main, a cozy living room with newer fireplace and surround, large dining area, main level master bedroom with huge ensuite with dual walk-in closets, double attached garage, and a completely remodelled kitchen with eating area with the best views in the unit. There is even a unique and spacious upper-level loft area that includes great home office space, a 2pce bath and vaulted sitting area perfect for watching TV or relaxing with a good book. The lower walk out level has 2 bedrooms, a wide open recreation area with wet bar and fireplace, and a unique space that could be exercise/yoga/hobby area. With a central location close to walking paths, all the amenities and shoppes of the area, and quick transportation routes to the city center or the mountains, this truly is the one you have been waiting for. Why downsize when you can RIGHT SIZE to the just right rooms, view, and location of 64 Prominence Point?



Built in 1994

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2140395               |
| Price          | \$1,199,900            |
| Sold Price     | \$1,550,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 2                      |
| Half Baths     | 3                      |
| Square Footage | 2,445                  |
| Acres          | 0.16                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 64 Prominence Point Sw |
| Subdivision | Patterson              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 3E8                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Master Downstairs, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                  |
| Heating           | Forced Air                                                                                                                                                                                                                                                 |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 2                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Lot Description   | Landscaped, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2024 |
| Date Sold      | June 17th, 2024 |
| Days on Market | 5               |
| Zoning         | R-C2            |
| HOA Fees       | 768.40          |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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