12 Prominence Point SW

Calgary | Active | MLS® A2331955

$1,445,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1993**	**1,570 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

WELCOME HOME to this Exclusive Gated Enclave in Patterson! With over 3000 sq ft2 of Living Space this is the Pinnacle of Lock-and Leave. NEWLY RENOVATED Villa with All Permits this 3 Bedrooms and 3 Full Bathrooms will WOW you the Moment you Arrive! BRIGHT OPEN, No detail was spared in this downsize without compromise layout featuring Wide Plank Engineered Hardwood Floors , New Windows and Wonderful Layout Starting with the Breakfast Nook area where you can enjoy your Morning Coffee and the STUNNING Kitchen with 15 foot Quartz Waterfall Island with Dual sided Storage and seating for 8. You will LOVE your 48" Subzero French Door Fridge with Bottom Freezer w/Ice Maker, The 36" Wolf Induction Stove, Wolf Speed Oven/Microwave/Air Fryer, The Bosch Dishwasher, Bar Fridge plus the Gold Double Sink Workstation, Pull Down Spray Tap, Filtered Water Tap plus the Convenient Pantry with Pull out Drawers. Imagine Hosting your family and Friends in this Spacious Dining Room and Living Room with a Beautiful Gas Fireplace with easy access to your Large Covered Private Deck with BBQ Gas Line where you will Enjoy Relaxing and Entertaining! Your Primary Suite is a dream with your Custom Ensuite with Heated Floors, Double Sinks, Custom Shower with Bench and 10mm Glass and a Linen Closet plus Custom Walk-in Closet with 8 drawers. The 2nd Bedroom/Flex Room has Cheater Ensuite with Heated Floors, Laundry Room and Mudroom. You will Love the Walk out Lower Level with a 3rd Large Bedroom with Walk-in Closet, 3rd Full Bath with Heated Floors, Custom Wet Bar, with Plenty of Storage, Your Expansive Rec Room with 2nd Gas Fireplace, a Flex room for Hobby Room and Storage plus a private Lower Deck for Entertaining or Turn into your own Garden Oasis with Raised Beds. All this and a Fully Finished Heated Garage with Epoxy Floors! Just minutes away from West District where you will Enjoy many restaurants, shopping and ever amenity you will need. Quick access to Stoney Tr and Highway 1 as you head to Banff and beyond and still only minutes to Downtown should you want to take in the Theatre, a Hockey game or all that Calgary has to offer. This is the Home you Deserve! What are you waiting for? WELCOME HOME!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331955
Bedrooms	3
Bathrooms	3
Year Built	1993
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,570 sq. ft.
Main Level Finished Area:	1,570 sq. ft.
Below Grade Finished Area:	1,522 sq. ft.
Condo Fee:	$817.96
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	6,023 sq. ft.
Lot Frontage:	14'10"
Front Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9212075
Heating:	Fireplace(s), Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Great Room, Recreation Room
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Aggregate, Concrete Driveway, Double Garage Attached, Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Plug-In, Side By Side
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Brickburn
Community:	Patterson
Amenities:	Other, Visitor Parking
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Washer/Dryer, Wine Refrigerator
Inclusions:	Wolf Induction Range, Wolf Speed Oven/Microwave

Restrictions:	Adult Living
Pets Allowed:	Restrictions
Main Floor	Breakfast Nook · 16'9" × 7'11" ·
Main Floor	Kitchen · 17'2" × 15'6" ·
Main Floor	Living Room · 16' × 14'1" ·
Main Floor	Dining Room · 13'10" × 10'5" ·
Main Floor	Bedroom - Primary · 16'8" × 14'6" ·
Main Floor	Bedroom · 13'5" × 10'6" ·
Main Floor	Laundry · 9'8" × 4' ·
Main Floor	Walk-In Closet · 10' × 8'2" ·
Main Floor	Mud Room · 11'10" × 4'8" ·
Lower Level	Bedroom · 17'1" × 12'5" ·
Lower Level	Other · 14'3" × 5'8" ·
Lower Level	Flex Space · 15'3" × 14'6" ·
Lower Level	Game Room · 34'2" × 23'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Awning(s), BBQ gas line, Lighting, Private Yard
Patio And Porch Features:	Awning(s), Deck, Front Porch
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W

Zoning:	R-CG
Listed Date:	Jul 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-prominence-point-sw-calgary-a2331955/

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