



\$ 789,000.00

## 37 PROMINENCE PATH SW CALGARY

<https://paulbrinton.com>

Luxurious detached villa located in Patterson in a prestigious gated community called Mansions Prominence! Very rarely do ridge units come for sale in this complex. The list goes on when it comes to upscale living. Custom cabinetry with a full renovation in 2014 at an approximate cost of \$270,000 which...

- 2 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Bungalow, Side by Side

**MLS ® #:** A1154468

**Type:** Semi Detached

**Bedrooms:** 2

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-12-01 15:57:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 1

**Date added:** 12/01/21

**Two Piece Bath:** 1

**Lot size:** 352 sq ft

**Year built:** 1998

**Parking:** Double Garage Attached, Garage Faces Front

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Association Amenities:** None

**Community Features:** Schools Nearby, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Slate

**Fireplace Features:** Basement, Brick Facing, Double Sided, Gas, Living Room

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** None

**Lot Features:** Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot



**Roof Type:** Clay Tile

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement, Sink

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In

Oven,Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Patterson

**Lot Size Acres:** 0.01

**Levels:** Two

**Zoning:** M-C1 d35

**List Price Square Foot:** \$ 437.36

**Photo Count:** 48

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 12.72M 41`9"

**Living Area SF:** 1804.00

**Structure Type:** Duplex

**Restrictions:** None Known

