

**53 Prominence Path SW
Calgary, Alberta****MLS # A2269436****\$724,900**

Division:	Patterson	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	2,767 sq.ft.	Age: 2000 (26 yrs old)
Beds:	2	Baths: 3
Garage:	Double Garage Attached	
Lot Size:	0.09 Acre	
Lot Feat:	See Remarks	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Hood Fan		

Nestled within the prestigious gated community of The Mansions at Prominence Point, this exceptional residence offers an elevated living experience on Calgary's sought-after west side. Upscale brick exteriors and impeccably manicured landscaping set the tone for this timeless and well-maintained development. Designed with both comfort and elegance in mind, the home features a generous open-concept layout that feels remarkably open, calm, and airy - ideal for discerning buyers seeking sophistication and ease, whether busy professionals or those embracing a refined, lock-and-leave lifestyle. The highlight of the main upper level is the beautifully remodelled kitchen (2018), which anchors the home and reinforces its spacious, light-filled design. Timeless white cabinetry with thoughtful pull-out storage, stainless steel appliances, double wall ovens, abundant counter and cupboard space, and a large centre island with an inviting area for casual dining make this kitchen as functional as it is elegant. Two well-proportioned bedrooms - including the spacious primary suite with a 4-piece ensuite and walk-in closet - along with a guest bathroom complete this level, offering the comfort and functionality often sought by those downsizing to condo living, with the rare advantage of generous room sizes and exceptional storage throughout. The adjoining living and dining areas, finished with gleaming hardwood floors, are flooded with natural light and centered around a cozy double-sided gas fireplace, creating an ideal setting for both entertaining and everyday living. French doors open onto a private, well-sized south-facing balcony. Adding exceptional value, the fully developed walk-out lower level offers in-floor heating throughout, including the oversized double attached garage, while central air conditioning ensures year-round comfort across the home.

The massive lower-level family and recreation room features ample space for a media area, a home office or gym and a games room. This level is completed by a large, bright entrance foyer, an additional full bathroom with tub/shower, a spacious laundry room, and outstanding storage space. Outdoors, the private walk-out bistro-style patio provides a quiet and sheltered south-facing retreat - perfect for relaxing or entertaining in a tranquil setting. With seamless access to downtown and the ring road, this prime west-side location balances convenience and lifestyle. Surrounded by an excellent selection of shops, restaurants, and services, this home makes everyday living, commuting, and weekend escapes to the mountains effortless.