

37 Prominence Park SW
Calgary, Alberta

MLS # A2314308



\$669,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,555 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 237
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shelves , black metal fixed pergola structure

JUST LISTED in PATTERSON! ***OPEN HOUSE SATURDAY MAY 30, 2026*** Welcome to 37 Prominence Park SW .This beautifully, fully developed END UNIT attached duplex offering over 2,100 sq ft of stylish and functional living space in one of Calgary's most sought-after communities. Tucked away in a quiet cul-de-sac with NO NEIGHBOURS BEHIND, this exceptional home backs onto green space and pathways, offering privacy, comfort, and convenience. There is also private gated access with FOB entry at the end of the complex leading directly to the shopping center and walking paths. Step inside to a spacious front foyer leading into a bright open-concept main floor featuring 9-foot ceilings, hardwood flooring, and beautiful finishes throughout. The dining area opens onto an expanded SUNNY SOUTH-facing cedar deck complete with newer railings and privacy screens, creating the perfect outdoor retreat for relaxing or entertaining. Upstairs, the spacious primary bedroom features a large walk-in closet with so much natural lights , and a luxurious ensuite complete with a corner tub and separate shower. An additional generously sized bedroom with walking closet and full bathroom, laundry - storage room complete the upper level. The fully finished basement adds incredible versatility with 9-foot ceilings, a spacious recreation and family room, an additional bedroom, a full four-piece bathroom, and extra storage space under the stairs, ideal for guests, teenagers, a home office, or extended family living. Additional highlights include: • Double attached insulated garage • Two additional driveway parking spaces • landscaping • Underground sprinklers • Low condo fees • Strong and recently updated reserve fund study quick access to downtown Calgary, major roadways, shopping, schools, parks, pathways, off-leash areas, and the

LRT station. Move-in ready and beautifully maintained, this rare opportunity offers upscale finishes, functional living space, and an unbeatable location. Request your private showing asap . this property is priced to sell and will not last long!