



GRASSROOTS
REALTY GROUP

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**4 Prominence Path SW
Calgary, Alberta**

MLS # A2306246



\$849,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,762 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Sloped Down, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	M-C1 d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Built-In Paper Shredder, TV above Fireplace, TV in Primary Bedroom		

Perched in the highly sought-after community of Patterson, this beautifully maintained semi-detached bungalow offers an elevated lifestyle with sweeping city views, a walkout basement, and a layout that balances comfort with everyday functionality. With 1,762 sq ft above grade, the main level is bright, open, and designed to take full advantage of its setting. The living room is anchored by a cozy fireplace and framed by large windows that capture the skyline beyond, while the adjacent dining space flows seamlessly onto the balcony, perfect for morning coffee or evening unwinding with a view. The kitchen is both timeless and practical, featuring generous cabinetry, ample prep space, and a sunny breakfast nook that adds a casual spot for day-to-day living. Just off the main living area, the spacious primary retreat offers a true sense of privacy, complete with a walk-in closet and a well-appointed 5-piece ensuite. A second bedroom and a convenient 2-piece powder room complete the main level. Downstairs, the fully developed walkout basement opens up an entirely new layer of living space. A massive recreation area creates flexibility for entertaining, relaxing, or setting up a home gym or media space, while the third bedroom and additional full bath make it ideal for guests or extended family. Step outside to the lower patio and take in the same stunning views from a more private vantage point. The heated double attached garage is finished with durable epoxy flooring, adding both function and a clean, polished look. Enjoy true low-maintenance living with snow removal right up to your front door and lawn care taken care of both front and back. Thoughtful upgrades add peace of mind, including a new hot water tank (2024), central A/C (2026), refrigerator (2025), dishwasher (2023), microwave (2022), and updated central vacuum components (2024). Set in a

quiet, established enclave with easy access to downtown, river pathways, and westside amenities, this is a rare opportunity to enjoy bungalow living with space, views, and a lock-and-leave lifestyle in one of Calgary's most desirable hillside communities.