

\$1,088,000 - 23 Prominence Point Sw, Calgary

MLS® #A2245585

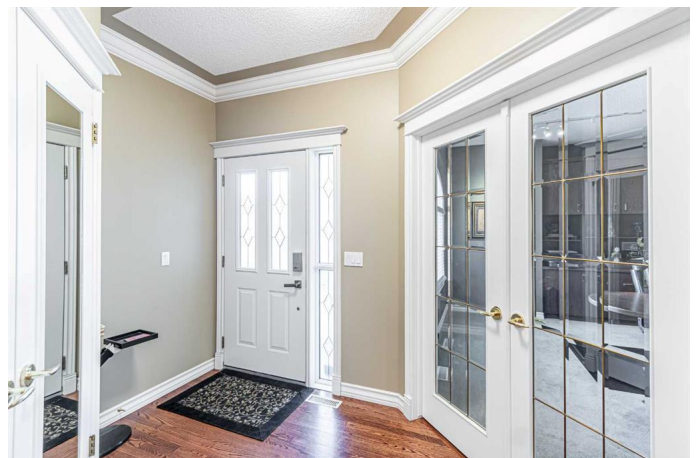
\$1,088,000

1 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

Exclusive Executive Villa in Prestigious Gated Community. Welcome to 23 Prominence Point S.W. | The Brickburn, Calgary. Brickburn is an exclusive gated community of luxury bungalow villas in Calgary's desirable West Hill. Ideal for the discerning buyer seeking a secure lock-and-leave lifestyle or greater daily privacy, this meticulously maintained walkout bungalow offers the perfect blend of elegance, comfort, and low-maintenance living. Property Highlights : Immaculate Condition: Every detail in this home is pristine—from gleaming hardwoods to updated finishes. Spacious Layout: Open-concept main floor with a central family and dining area, anchored by a beautiful spiral staircase to the walkout basement. Renovated Kitchen: Features newer counters, modern backsplash, and updated appliances. Primary Retreat: South-facing primary suite with oversized windows, dual walk-in closets, and a luxury custom ensuite. Den/Office + Main Floor Laundry: Work from home in a bright front den; enjoy the convenience of main floor laundry and direct garage access. Walkout Lower Level: Perfect for entertaining with a wet bar, games/card area, large family room with fireplace, media room with custom built-ins, guest bedroom, and 4-piece bath. Outdoor Features : Sunny South-Facing Deck: Peaceful and private outdoor space backing onto green space. Double Attached Garage: Secure and spacious with direct access. Gated Community Living: Enjoy peace of mind with privacy and security. No animal and no



smoking home. Call you favorite realtor today to book a private showing.

Built in 1994

Essential Information

MLS® #	A2245585
Price	\$1,088,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	23 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Wet Bar
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Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Zoning	R-C2

Listing Details

Listing Office	First Place Realty
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