

\$799,900 - 2220 Paliswood Place Sw, Calgary

MLS® #A2085484

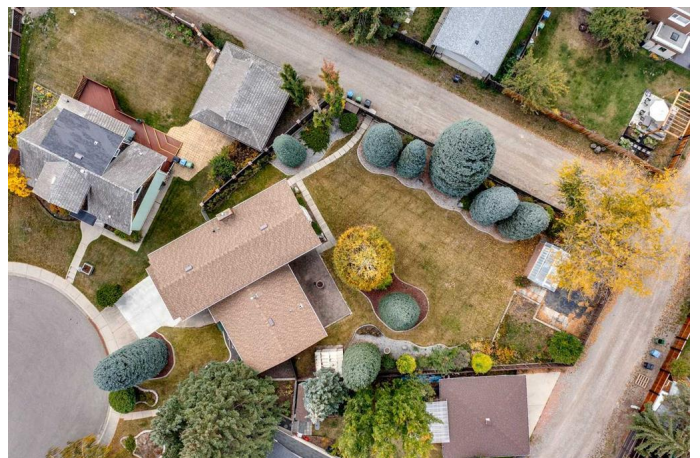
\$799,900

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0.28 Acres

Palliser, Calgary, Alberta

INCREDIBLE OPPORTUNITY! Perfectly located just steps from the Glenmore Reservoir, South Glenmore Park and Glenmore Landing Shopping Center, this original-owner home sits on a sprawling $\hat{A}1\frac{1}{4}$ acre + lot (12,200 sq ft) at the end of a quiet cul-de-sac! Meticulously maintained by the same family since it was brand new, this home gives you the option of enjoying it in the current immaculate, mostly original condition, or to update it as you see fit. The traditional yet functional layout includes a bright and spacious front living room with large windows overlooking the front yard, an adjoining dining room, and eat-in kitchen with windows overlooking the back yard. Step down to the family room which boasts a cozy gas fireplace and access to the bright and spacious addition which was professionally constructed in the 1980s™ as a hot tub room but could easily be converted to a different use that suits your needs. The upper level is host to three bedrooms including a spacious primary which features an ensuite bathroom and walk-in closet, and an adjoining flex room with a second staircase to the main level. The lower-level features original development and an abundance of storage space. You™ll appreciate the heated double-attached garage. Step outside and you'll discover the true gem of this property™a vast, meticulously kept backyard that stretches as far as the eye can see, providing endless possibilities for outdoor activities. Towering



trees create shade and privacy, and the large patio offers ample space for outdoor dining, barbecues, or simply enjoying the gas firepit while taking in the serene views that surround you. Updates over the years include roof shingles, one HE furnace, a re-lined main sewer line (July 2023), and some windows have been replaced and/or clad. This property is an exceptional find for those looking for a spacious and well-maintained home with a large, beautiful backyard in a peaceful cul-de-sac setting and with quick access to a myriad of amenities!

Built in 1970

Essential Information

MLS® #	A2085484
Price	\$799,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.28
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	2220 Paliswood Place Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Many Trees, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 19th, 2023
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	THE HOME HUNTERS REAL ESTATE GROUP LTD.
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