

\$739,900 - 2304 Paliswood Road Sw, Calgary

MLS® #A2125873

\$739,900

4 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.15 Acres

Palliser, Calgary, Alberta

Personality and curb appeal welcomes You to this spacious, upgraded bungalow! Come into an open floor plan with dedicated front closet and spacious entry, opening up to daylight dining room, cozy living room with wood burning fireplace and picture windows front and back! Gorgeous crown moulding, oversized baseboards, interior doors extended to ceiling height and hardwood flooring compliment the main level. In the bright kitchen, enjoy cooking with filtered water, stainless steel appliance package and stepping out onto the deck to entertain. The primary bedroom is enormous with multiple closets and private ensuite! The primary bedroom and second bedroom both have upgraded windows in recent years. Upgrades continue into the full bathroom boasting vanity storage and luxury fixtures. A separate side entrance leads to the fully finished basement with large windows and a grand family room for movie night. Light pours in the third and fourth bedrooms, each with their own walk-in closet. 2018 the full bathroom was upgraded and carpeting replaced. 2021 the furnace was upgraded and central air installed for those hot summer days! Great storage space in the laundry room. There is a gas line near the separate side entrance and on the back deck for Your convenience. Gardeners love the multiple gardening spaces and pergola! Various outdoor spaces with firepit and room to play. Mature landscaping offers various spaces and two sheds. 2017 much of the fence was



upgrade, 2018 shingles were upgraded, 2021 the home exterior was repainted and new gates installed! Privately located with nobody behind near parks and Glenmore Reservoir Trails, Southland Leisure Centre, shopping, restaurants, Rockyview General Hospital and quick escapes to Banff and K Country!

Built in 1969

Essential Information

MLS® #	A2125873
Price	\$739,900
Sold Price	\$738,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.15
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2304 Paliswood Road Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Y6

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Off Street, On Street, Parking Pad, Paved, See Remarks, Stall

Interior

Interior Features	Bookcases, Closet Organized, Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Refrigerator, Washer, Window
Heating	Forced Air, Natural Gas, See
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finis

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn, No Ne Rectangular Lot, See Remark
Roof	Asphalt Shingle
Construction	See Remarks, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 8th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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