

# \$669,900 - 2319 Palisview Place Sw, Calgary

MLS® #A2132056

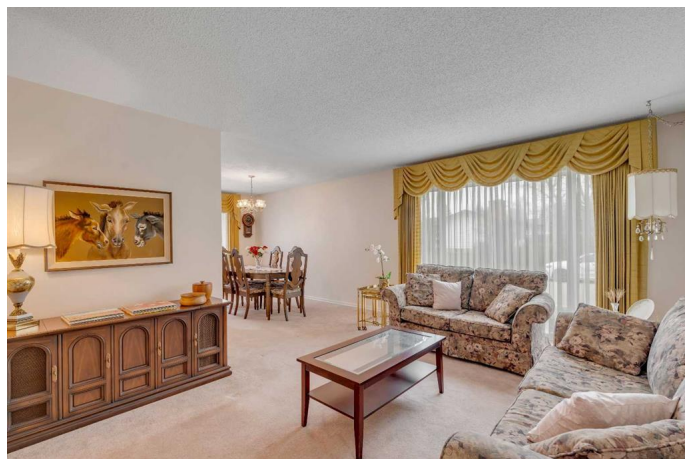
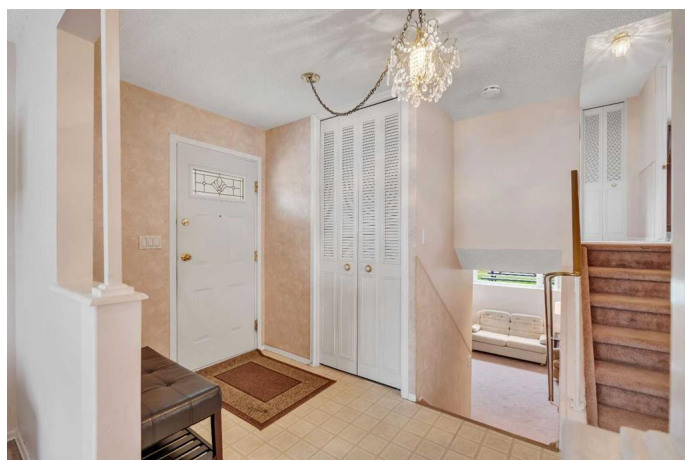
**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.16 Acres

Palliser, Calgary, Alberta

Amazing opportunity to enter the Calgary market with this 4 bedroom/3 bathroom home located on a quiet culdesac in the distinguished community of Palliser. This 4 level split offers over 1800 square feet of developed living space in addition to an unfinished 4th level providing room to expand. The main floor features a spacious living room with large window, a formal dining space and a functional eat-in kitchen with central island & plenty of cabinet and counter space. The layout provides a unique separate entrance located on the side of the property that allows access to stairs leading to the third level, broadening the opportunities for a potential secondary suite if desired. The upper level consists of the primary bedroom with a private ensuite bathroom, along with 2 additional bedrooms and full bathroom. The third level provides a 4th bedroom, a half bathroom, laundry room and a large family room highlighted by a gas fireplace with brick surround. This home has been lovingly maintained over its lifetime with newer windows, roof, furnace & hot water tank having all been replaced in recent years. The home is situated on a large flat lot with a single attached garage and loads of additional off street parking. With schools, shopping and the reservoir just steps away the location of this home is unbeatable. South Glenmore Park provides many recreation activities such as boat docks, Weaselhead Flats hiking trails, and the Heritage Park Historical Village. With



nearby 90th Avenue providing swift access to Stoney Trail, it's a short commute to the Costco and shops at Buffalo Run, the Shopping Centre in West Hills and even Highway 8 & 16th Ave to head West to the mountains or Bragg Creek.

Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2132056      |
| Price          | \$669,900     |
| Sold Price     | \$730,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,282         |
| Acres          | 0.16          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2319 Palisview Place Sw |
| Subdivision | Palliser                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2V 3R7                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Single Garage Attached |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
|                 | Separate Entrance, Storage, Vinyl Windows            |
| Appliances      | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating         | Forced Air                                           |
| Cooling         | None                                                 |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Family Room, Gas                                     |
| Has Basement    | Yes                                                  |
| Basement        | Full, Partially Finished                             |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt                                                                                  |
| Construction      | Brick, Concrete, Stucco                                                                  |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2024 |
| Date Sold      | May 21st, 2024 |
| Days on Market | 5              |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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