



GRASSROOTS
REALTY GROUP

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230 Palisbriar Park SW
Calgary, Alberta

MLS # A2230459



\$759,900

Division:	Palliser		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,391 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-CG d17
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

** Please click on "Videos" for 3D tour ** Welcome to a renovated, very well cared for WALKOUT +50 villa in very desirable Palisbriar Park! Very seldom do these units come up for sale! Amazing features include: 1+2 bedrooms, over 2700 sq ft total developed space, insulated/drywalled double attached garage, wood burning fireplace on main floor, gas fireplace in basement, towering 23 ft vaulted ceilings, main floor laundry, good sized deck with BBQ gas line, stunning basement wet bar, large dining space with built-in butler counter, no neighbours behind, upgraded window coverings, main floor den, real hardwood floors and much more! Location is outstanding - tucked in very desirable Palliser, close to all amenities, walking paths 1 block away and very easy access to all major routes! Complex is fabulous - great neighbours, very well run and healthy reserve fund. Condo fee covers - grass cutting, snow shoveling, most exterior maintenance and professional management. Clean and ready for new owners - Immediate possession!