



GRASSROOTS
REALTY GROUP

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**2031 Palisprior Road SW
Calgary, Alberta**

MLS # A2234179



\$775,000

Division:	Palliser		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,486 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detach		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Hot Tub, Some Furniture (contact listing agent), Deep Freezer, Fridge in Basement

This is the largest bungalow available in Palliser under \$800,000, and it's easy to see the value from the moment you step inside. With 1,486 square feet, 3 bedrooms, and 3 bathrooms, this home offers the space you've been looking for—inside and out. The main floor is bright and welcoming, with large windows that fill the home with natural light. You'll love the layout: a spacious living room at the front of the house, a cozy family room for more relaxed evenings, and a kitchen and dining area that open directly onto the private backyard—ideal for entertaining or everyday living. Two charming wood-burning fireplaces—one in the living room and one in the basement—add warmth, character, and that extra touch of comfort, especially during Calgary's cooler months. The primary bedroom features its own ensuite, and each room has been well maintained with thoughtful use of space and storage throughout. Recent updates in the last five years include a new roof, gutter guards, furnace, hot water tank, stove, and washer, so the big ticket items are already done. Outside, the massive lot is a standout—mature trees, a sprinkler system front and back, and a sunny, quiet backyard with alley access and an oversized double garage. Whether you're enjoying a quiet morning coffee or hosting a summer BBQ, the yard is ready for it all. Located in the heart of Palliser, you're close to great schools, shopping, parks, Rockyview Hospital, Glenmore Reservoir, and just minutes from Glenmore Trail and Stoney Trail—making commutes and weekend getaways a breeze. Homes like this don't come up often. It's clean, cared for, and move-in ready. Come see it for yourself—you won't be disappointed.

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