



GRASSROOTS
REALTY GROUP

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9807 Palistone Road SW
Calgary, Alberta

MLS # A2254702



\$649,900

Division:	Palliser		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,193 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Treed		

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

Inclusions: All lighting fixtures, pool table, hoodfan, one garage door control, outdoor playhouse, shed.

Welcome to Palliser, one of Calgary's most desirable and family-friendly communities. This 4-level split has been owned by the same family for over 50 years and sits proudly on an oversized corner lot surrounded by mature trees. Step inside to a bright and spacious living room with oak hardwood floors and plenty of room for furniture placement. An attached dining room offers French doors leading onto an oversized deck and is the perfect spot for indoor/outdoor entertaining. Enjoy preparing your favorite meals in a well-sized kitchen highlighting plenty of cabinet and counter space. There is also an eat-in nook which is ideal for casual meals. Moving to the upper level, you'll discover three spacious bedrooms, all with immaculate oak hardwood, plus a 4-piece family bathroom and excellent closet storage. On the lower third level, a cozy family room with a mid-century wood-burning fireplace sets the stage for movie nights and games with loved ones. This level also includes a 4th bedroom and a convenient 2-piece bathroom, making it a comfortable retreat for guests or older kids. The lower level offers additional flex space, laundry, storage, and endless potential to suit your lifestyle. The detached double garage provides sheltered parking and year-round convenience. Palliser's tree-lined streets, close-knit community, and unbeatable location make it one of Calgary's most desirable neighbourhoods. Schools, parks, the Glenmore Reservoir pathway system, and shops are just minutes away, with quick access to Glenmore and Stoney Trail for easy commuting. This home has been thoughtfully cared for over five decades and is now ready for its next chapter!