



GRASSROOTS
REALTY GROUP

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**2031 Palisprior Road SW
Calgary, Alberta**

MLS # A2254936



\$739,999

Division:	Palliser		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,497 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gar		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Private, Treed, Underground Sprinklers		

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:	Central Vacuum		

Inclusions: Hot Tub (SOLD AS IS), Deep Freezer and Fridge in Basement

This charming bungalow in the heart of Palliser has been lovingly maintained and is move-in ready—while still offering the opportunity to make it your own with personal updates. You will be greeted with large windows that fill the space with natural light. A sunken bonus room off the dining area provides extra space for entertaining, while the cozy family room with a wood-burning fireplace is perfect for relaxed evenings. The kitchen and dining area open directly to your private backyard, surrounded by mature trees. With over 2,738 sq. ft. of usable space, this 3-bedroom, 3-bathroom home offers both comfort and flexibility. The primary bedroom includes a convenient 2-piece ensuite and large walk-in closet, while two additional bedrooms complete the main floor. The basement provides abundant storage, a mini workshop, a large rec room with a wood-burning fireplace, and plenty of space for your personal touch. The oversized lot is beautifully landscaped, featuring a private front driveway, ample street parking, alley access, and a detached double garage. Recent updates include a new roof, gutter guards, furnace, stove, and hot water tank. This home is just steps away from Nellie McClung School, with plenty of shopping nearby, parks, Rockyview Hospital, and Glenmore Reservoir—with its pump track, splash park, and beautiful walking trails. Plus, it offers quick access to Glenmore Trail and Stoney Trail, making this home a convenient choice in a peaceful, established community. Book your private showing today.