



GRASSROOTS
REALTY GROUP

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2236 98 Avenue SW
Calgary, Alberta

MLS # A2265480



\$769,999

Division:	Palliser		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating: Baseboard, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), See Remarks, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to Palliser – a rare opportunity to own a character-filled bungalow on an oversized lot in one of Calgary’s most desirable communities. This charming 1,540 sq. ft. home blends timeless appeal with thoughtful updates, offering the perfect canvas for families, renovators, or those seeking a move-in-ready property with room to grow. Set on a generous 65-foot-wide by 111.75-foot-deep lot (totalling 7,265 sq. ft.), this property offers incredible outdoor space – ideal for future expansion, redevelopment, or simply enjoying your private backyard retreat. Step inside to find fresh paint throughout the entire home, giving every room a bright and welcoming feel. The beautiful original hardwood floors on the main level bring warmth and character, while the brand-new basement flooring adds modern comfort and durability. The lower level also features a fully renovated bathroom and a new sump pump, adding peace of mind and functionality for years to come. The main floor offers a spacious living and dining area with large windows that fill the space with natural light, along with a classic kitchen ready for your personal touch. Three generous bedrooms on the main level provide flexibility for family living, guests, or a home office setup. Outside, the large backyard is a blank slate for your imagination – perfect for entertaining, gardening, or relaxing under mature trees. With its recently replaced roof (a \$25,000 upgrade), this property is as practical as it is full of potential. Located in the highly sought-after community of Palliser, residents enjoy a quiet, family-friendly atmosphere with tree-lined streets and beautiful green spaces. The neighborhood offers quick access to the Glenmore Reservoir, South Glenmore Park, and Weaselhead Flats, providing endless outdoor activities like biking, walking, and kayaking just minutes from your

doorstep. Commuting is a breeze with easy access to Glenmore Trail, 14th Street, and Southland Drive, as well as nearby shopping, dining, and excellent schools. Whether you’re looking to move in, renovate, or redevelop, this home presents a rare chance to create something truly special on one of the largest lots in the neighbourhood.