



GRASSROOTS
REALTY GROUP

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206, 2144 Paliswood Road SW
Calgary, Alberta

MLS # A2268000



\$539,987

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,257 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Fa		
Lot Size:	1.96 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Paved, See Remarks, Street		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 872
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Incredible, convenient, and superbly located - welcome to a building that embodies your dream of home ownership! Whether you're downsizing, right-sizing, or ready for a new lifestyle, you've found a spectacular and spacious 2-bedroom home featuring a 4-piece ensuite and an exceptionally large living and dining area. As you enter Courtyards West Park through the glass doors, you'll be impressed by the gracious and social main-floor gathering room - perfect for meeting friends and neighbors. Two elevators whisk you up to your very own slice of paradise, where you step through your front door into a welcoming, spacious entryway. The kitchen showcases a modern design with exceptional stainless steel appliances, beautiful granite countertops, a pantry, under-cabinet lighting, and a convenient breakfast bar, while the formal dining area is expansive and includes elegant built-in cabinetry. Enjoy views of the courtyard from your private balcony or unwind by the warm and cozy gas fireplace in the living room. The bathrooms have been recently updated with modern lighting and fixtures, and the home has been freshly painted throughout. The laundry room is equipped with a full-sized washer and dryer, and as a fantastic bonus, there are two titled indoor heated parkade parking stalls and additional storage .wonderful complex and no cost to book social room and guest suite is \$50 a night plus \$50 cleaning fee You'll love the proximity to parks, recreation, medical facilities, and endless shopping - with Rockyview Hospital and Glenmore Landing just a hop, skip, and a jump away. Gas BBQ hookup bib on balcony for entertaining purposes. Call today for your private showing or drive buy 2144 Paliswood Road SE to see this stunning property for yourself!

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