



GRASSROOTS
REALTY GROUP

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**318, 2144 Paliswood Road SW
Calgary, Alberta**

MLS # A2277702



\$539,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,263 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 867
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: n/a

Enjoy peaceful, maintenance free adult living in the sought after community of Palliser at Courtyards West Park. This well managed condominium building offers a top floor, southwest facing home with a bright, open layout designed for comfort and ease, featuring two bedrooms, updated hardwood floors, and a spacious balcony with gas hookup overlooking the tranquil courtyard, perfect for morning coffee or relaxing evenings. A welcoming foyer leads to the formal dining area and a bright, thoughtfully designed kitchen with crisp white shaker style cabinetry, quartz countertops, raised breakfast bar for casual meals, pantry, and newer appliances. The generous living room easily accommodates both a comfortable seating area and a reading nook or home office, and features a cozy gas fireplace for year round enjoyment. Convenient in-suite laundry includes built-in storage, a folding counter, and ample space for a freezer, making daily routines effortless. Down the hall, you'll find a full bathroom and two spacious bedrooms, including the primary. The primary retreat is a true sanctuary, offering a large sleeping area, walk-in closet, additional linen storage, and a private 4pc ensuite with a deep soaker tub and separate walk-in shower. This unit includes a titled underground parking stall and an assigned, secure caged storage unit, ideal for seasonal items. Residents of Courtyards West Park enjoy outstanding amenities, including a welcoming main floor gathering room with kitchen, library, and sunroom that opens to the beautifully landscaped courtyard, providing wonderful opportunities to socialize, host family, or meet neighbours. Ideally located near parks and walking paths, recreation facilities, Rockyview General Hospital, and the shops and cafés of Glenmore Landing, this well managed adult community offers a relaxed lifestyle with everyday conveniences close at

hand.