



GRASSROOTS
REALTY GROUP

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**101, 2144 Paliswood Road SW
Calgary, Alberta**

MLS # A2280490



\$460,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Palliser | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,151 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 796 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

This bright and beautiful condo is ready to welcome its next owners, having been lovingly maintained by the original owners. Located on the main floor and a desirable end unit, it offers exceptional privacy in a whisper-quiet, well-managed building. Main floor units in this building enjoy soaring 10-foot ceilings, and this home truly stands out with two generous balconies—one off the spacious living room and another off the second bedroom. These balconies are private, peaceful spaces perfect for morning coffee or evening wine with friends. The sunny kitchen is thoughtfully designed with ample cabinetry and counter space, newer appliances, and two pantries, making organization effortless. The two bedrooms are well separated by the living and dining areas, ideal for privacy. The large primary bedroom features a walk-in closet and a 4-piece ensuite complete with a deep soaker tub. The second bedroom, currently used as a den, includes a large closet and direct access to one of the balconies which is very private, nested in the mature trees. Additional highlights include a second 3-piece bathroom, a large in-suite storage closet, a laundry room with full size machines, and a spacious coat closet at the main entry. The living and dining areas are open and inviting, anchored by a cozy fireplace—perfect for cooler evenings. There is also a gas hook up for your bbq on the deck off of the living room. This well-run building has recently updated common areas with fresh carpet, paint, and stylish finishes. Residents also enjoy access to a large bookable event room at no cost, complete with a full kitchen and sunroom, as well as a guest suite available for a small fee. The condo includes one titled underground heated parking stall and a storage locker. The quiet location is highly sought after for its close proximity to Glenmore Park, the Reservoir, scenic walking and bike paths,

Glenmore Landing, Rockyview Hospital, and easy access to Stoney Trail as well as a quick and convenient commute to downtown.