



**2416 Palliser Drive SW  
Calgary, Alberta**

**MLS # A2282486**



**\$1,050,000**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

Welcome to a fully renovated bi-level bungalow that sets a new standard in the sought after community of Palliser. From the moment you step inside, the quality, thoughtful design, and attention to detail are impossible to miss. The main floor showcases an incredible kitchen that perfectly balances modern style with everyday functionality—featuring an abundance of cabinetry, expansive counter space, and a layout designed for both cooking and entertaining. The oversized dining area is truly a standout, offering the perfect setting for family gatherings and special occasions. The living room is warm and inviting, anchored by a stunning feature wall that creates the ideal space for relaxing evenings at home. This level also includes two generously sized bedrooms, highlighted by a luxurious primary retreat. The primary bedroom boasts an exquisite walk-in closet and a spa-inspired ensuite that is second to none, complete with dual sinks, a separate soaker tub, and an impressive walk-in shower. Luxury vinyl plank flooring flows seamlessly throughout the entire home, adding both durability and elevated style. The fully finished basement continues to impress with two large bedrooms featuring oversized windows that flood the space with natural light. A beautifully designed laundry room makes everyday chores feel anything but ordinary. The expansive recreation room is perfect for entertaining or unwinding, complete with a wet bar and a WETT-certified wood-burning fireplace that adds warmth and character. Situated on a prime corner lot—one of the larger ones in the community—this home enjoys an unbeatable location directly across from baseball fields, a playground, and Nellie McClung School. You're just steps from shopping and restaurants, with scenic pathways and the Glenmore Reservoir only a short walk away. This is a rare opportunity to

own a truly turnkey home that delivers style, space, and an exceptional location—all in one remarkable package.