



**GRASSROOTS**  
REALTY GROUP

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**9816 Palistone Road SW**  
**Calgary, Alberta**

**MLS # A2286243**



**\$724,999**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** NA

**\*\*OPEN HOUSE - SUNDAY FEB 15 - 1.00 PM - 4.00 PM\*\*** Nestled in the sought-after and established community of Palliser, this detached house offers an inviting retreat for families looking for comfort, space, and modern elegance. As you step inside, you'll be greeted by a cozy front living room, complete with a gas/wood fireplace that provides the perfect setting for a quiet winter evening in. The adjacent dining space is ideal for hosting friends and family. The recently renovated kitchen boasts quartz countertops, custom cabinetry with soft close, stainless steel appliances and subway tile backsplash. This kitchen is a chef's dream, combining style and functionality. The primary bedroom location on the main floor offers an opportunity for a sanctuary with privacy for parents and the opportunity to age in place. It features a big walkthrough closet and a luxurious 5-piece ensuite with a double vanity. The main floor also includes second bedroom and convenient 2-piece powder room. The lower level of this home is generously sized and includes Three bedrooms, Two 3-piece bathrooms, laundry and a recreational room/playroom, perfect for children's activities and entertainment. This SEPARATE SIDE ENTRY ensures a convenient access to the lower level. The exterior of the property features new decks, detached garage with electric car charging point - providing secure parking and storage, as well as a spacious backyard that's perfect for outdoor enjoyment and relaxation. Some highlights include fully renovated interiors, central air conditioning, water filtration system, new on-demand hot water tank and roof replaced about 5 years back. This house has incredible walkability to a variety of schools, parks and playgrounds. Don't miss out on this stunning property, book your viewing today!

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