



**9611 Palisan Place SW
Calgary, Alberta**

MLS # A2291998



\$1,150,000

Division:	Palliser		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Racks in Basement. Storage Shed. Swimming Pool with associated equipment. Garage Heater.

Welcome to 9611 Palisan Place. This renovated two storey home features four bedrooms and is located on the best street in the sought-after SW community of Palliser. This home has recently been re-finished and is ready for a new family! The main floor is super bright with new windows, new flooring, new lighting, flat ceilings, and fresh paint. The spacious living room overlooks the front porch and the greenspace of Palisan Place. The dining room and kitchen area overlook the rear yard and feature a walk-out to the southwest facing patio – perfect for summer BBQs and spending time with friends and family. The main floor also features a super cozy family room with a beautiful wood burning fireplace overlooking the expansive SW yard. The upper level includes four large bedrooms with fresh paint, flat ceilings, and brand-new plush carpet. The primary suite is located at the front of the house and features a three-piece ensuite with his and her closets. The lower level has been taken down to the studs with new drywall and is ready for your creative touch! This is one of the largest lots in Palliser and features a massive southwest facing rear yard with all new fencing and a swimming pool with decking for those hot summer days! The attached double garage is heated and features new doors and openers. Palliser is a perfect SW community that is walking distance to South Glenmore Park, multiple shopping centers with coffee shops and restaurants, an elementary school, a junior high school, Southland Leisure Center and is close to the SW BRT with rapid transit to Mount Royal Collage and downtown Calgary. This location also offers an easy commute to the core and quick access to the Calgary Ringroad. Other recent updates include roof, windows, doors, fencing, and air conditioning. Two storey homes with this location are super rare in this community – call

your favorite Realtor today to schedule your private viewing.