



**2424 Palisade Drive SW  
Calgary, Alberta**

**MLS # A2297649**



**\$799,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,976 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Smoking Home, Storage		

**Inclusions:** All lighting fixtures, BBQ and all rear yard sculptures.

Rare Palliser location! This beautifully updated 4-bedroom, 2-storey home sits directly across from the main community park&mdash;featuring soccer fields, baseball diamonds, skating, and a playground&mdash;and is also home to Nellie McClung School. This inviting residence features a bright living room with floor-to-ceiling picture windows and an cozy wood-burning stone fireplace. A spacious dining room offers the perfect setting for entertaining, seamlessly connecting to both the living room and the kitchen while overlooking a beautiful sunny backyard. The fully renovated kitchen is a true highlight, showcasing modern finishes, ample cabinetry, and a functional layout ideal for both everyday living and entertaining. Throughout the home, you&rsquo;ll appreciate fresh paint and new flooring, creating a clean, contemporary feel. The main floor is completed by a newly renovated family room featuring custom pull-outs and built-in storage, blending style with exceptional functionality, along with a convenient laundry/mudroom area and powder room. Upstairs, the oversized primary bedroom includes a sitting area, 4-piece ensuite, and its own stone fireplace. Three additional spacious bedrooms and a full family bath provide plenty of room for a growing family. The undeveloped lower level presents endless potential for future development tailored to your lifestyle. Step outside to enjoy the gorgeous southwest backyard, complete with a deck&mdash;perfect for relaxing or hosting summer gatherings. Palliser is a highly sought-after community with quick and convenient access to all amenities and roadways such as Stoney Trail. This is the one you&rsquo;ve been waiting for!