



**122, 2144 Paliswood Road SW
Calgary, Alberta**

MLS # A2151758



\$499,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,154 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 747
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Prime Condo in Courtyards West Park, Palliser – A Hidden Gem! Discover a perfect blend of city convenience and peaceful retreat with this immaculate and spacious condo at Courtyards West Park in Palliser. Surrounded by meticulously manicured grounds, the unit itself features two private, treed-view patios with south and west courtyard exposure. Enjoy this tranquil & serene setting that makes you feel miles away from the urban hustle. Prepare to be wowed as you are welcomed by a spacious entry that flows effortlessly into the bright and open-concept living area. Drenched with natural light this unit boasts new paint throughout, gleaming hardwood floor and new high-end silhouette window coverings. The dream kitchen features granite countertops, upgraded stainless steel appliances, gorgeous cabinetry, good counter and cabinetry space plus and a pantry. The dining room transitions seamlessly into the living room that can easily expand to accommodate larger dinner parties. The spacious functional living room features a cozy gas fireplace and a door leading to the main west-facing patio space. The smartly designed layout positions the bedrooms on either side of the unit. Walk into the primary suite down a small hallway to the generous bedroom. Along the way is the huge walk-in closet neighbouring the 4pc spa-like ensuite with a deep soaker tub, separate shower and massive vanity. The second bedroom comfortably accommodates guests and provides access to the south-facing patio. A dedicated laundry room with brand new top-load washer and dryer, the full 3 pc main bathroom, and storage closets complete this impressive layout. Steps away from Glenmore Reservoir and close to shopping at Glenmore Landing, this location is unbeatable. The complex offers fantastic amenities including a social great room with a full kitchen for gatherings of 50, a quiet courtyard

for warm summer nights, a sun-room and a guest suite. Secure front door access, secure heated underground titled parking stall, secure storage cage, bike storage and an additional residence storage room for things like your winter tires. There is also plenty of parking for guests including street parking. This well-managed building can't be beat. This condo checks all the boxes and must be seen to be fully appreciated. Don't miss out on this exceptional opportunity and make it yours today!