



**322, 2144 Paliswood Road SW  
Calgary, Alberta**

**MLS # A2175250**

**\$525,000**



<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 752
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** n/a

PREMIUM LOCATION IN THIS COMPLEX. Discover the ultimate blend of privacy, natural beauty, and luxury in this top-floor, corner unit in Calgary's peaceful Palliser community. This 2-bed, 2-bath condo spans approximately 1,140 sq ft and is perfectly positioned for abundant sunlight, with south and west-facing windows that fill the space with warmth and light. Surrounded by lush, mature trees, the unit feels like a private haven, enhanced by 2 SECLUDED BALCONIES overlooking the courtyard with open views above. Throughout, enjoy durable laminate and tile flooring, spacious walk-in closet, a cozy gas fireplace, a gas line for outdoor grilling, remote-control blinds, abundant storage, and modern kitchen appliances installed between 2017 and 2020. Designed for ultimate convenience, this condo includes secured, heated underground parking with 2 PARKING STALLS located right by the parkade entrance, ensuring both safety and ease. There is a dedicated storage, and a shared storage area for larger items like seasonal tires and sports gear. Residents of this well-maintained building enjoy access to fantastic amenities, including a social great room with a full kitchen, a serene courtyard perfect for enjoying nature and quiet evenings, a sunroom for year-round relaxation, and a guest suite for overnight visitors. Embrace a vibrant yet peaceful lifestyle with walkable access to the scenic pathways of Glenmore Reservoir and its beautiful nature trails. Quick access to Stoney Trail and MacLeod Trail makes commuting easy, while nearby Glenmore Landing offers a variety of convenient options for groceries, cafes, and more. This bright, welcoming condo offers an ideal balance of luxury, tranquility, safety, value and community. All Offers will be presented Sunday Nov 3, 2024 at 4:00pm. Seller reserves the right to accept any offers prior to Sunday Nov 3, 2024 at

4:00pm.