



**103, 2144 Paliswood Road SW
Calgary, Alberta**

MLS # A2200041



\$389,999

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

Welcome to a stunningly upgraded main floor apartment located in the distinguished Courtyards West Park, nestled in the highly sought-after community of Palliser. This elegant residence presents a harmonious blend of modern convenience and timeless charm, creating an irresistible home for those who value comfort and refined living. Step inside to find upgraded laminate flooring and a fresh paint palette that enhances the apartment's bright and open ambiance. The kitchen boasts an abundance of cabinetry, a sleek tiled backsplash, quartz countertops, and stainless steel appliances, including a brand-new dishwasher. It flows effortlessly into the dining area and a spacious living room featuring a charming fireplace, while glass doors open to a large West facing outdoor patio. Whether savouring your morning coffee or hosting an evening barbecue, this space offers the perfect oasis for relaxation and entertaining. The master suite provides a luxurious retreat, complete with a newly renovated en-suite bathroom adorned with stylish tiled backsplash and patterned porcelain tile flooring. A second bedroom and an additional bathroom offer versatility for guests or a home office, while the convenience of in-suite laundry with new washer and dryer completes the living experience. The amenities in this well-maintained building elevate your lifestyle. Residents enjoy an inviting social great room equipped with a full kitchen, a serene courtyard surrounded by lush greenery, a sunroom ideal for year-round relaxation, and a guest suite to welcome overnight visitors. The added benefits of a heated underground titled parking spot and a secure storage locker ensure practicality and peace of mind. Perfectly located, this residence is within walking distance to all the amenities at Glenmore Landing and the peaceful reservoir walking trails and offers easy access to major

routes such as 14th Street, Glenmore, and Stoney Trail. Additionally, the downtown commute is a breeze, making this home a masterpiece of convenience and elegance.