



**GRASSROOTS**  
REALTY GROUP

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**204 Paliswood Park SW**  
**Calgary, Alberta**

**MLS # A2275292**



**\$825,000**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,351 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 919
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

DOUBLE ATTACHED GARAGE | OVER 2350 SQ FT OF DEVELOPED SPACE | PRIVATE SETTING | CENTRAL A/C | SOUTH BACKYARD. Welcome to 204 Paliswood Park SW, located in the highly sought after SW community of Palliser and set in an incredibly private and well run complex. This expansive home offers more than 2350 square feet of developed living space in a quiet treed environment with a sunny south facing backyard and a layout that feels both spacious and comfortable. The main floor features hardwood throughout with a bright formal living and dining area along with an open kitchen that includes a large breakfast bar, ample cabinetry, a built in desk and a breakfast nook overlooking the south backyard. A separate family room sits just off the kitchen and offers large windows and is centred around a cozy gas fireplace with oak built ins, an ideal setting to relax with a book this winter or host friends and family over the holidays. This level also includes a 2-piece powder room and access to the large double attached garage. The upper level has a generous master bedroom with a walk in closet and a spa like ensuite with double vanity and a large jetted tub. This level also features a second large bedroom with access to an additional 4 piece bathroom, a beautiful sun soaked den with oak millwork that functions as a home office, additional living space or a guest room if needed, along with a conveniently located upper level laundry room. The unfinished lower level is ready for your finishing touches with plenty of space for future development, or can be used as is for unlimited storage options. West Park is a well managed complex with all landscaping and snow removal included in the fees, making it an ideal option for snowbirds or any frequent traveller. The complex has seen major updates including the removal of Poly B and new

driveways over the past few years, and this unit has also had the furnace and hot water tank updated in the last 3 years. This prime SW location places you only minutes from the Glenmore Reservoir and its extensive pathway system, Glenmore Landing Shopping Centre, the Jewish Community Centre, Rockyview Hospital, Southland Leisure Centre, and offers excellent access to the SW Ring Road, making getting around the city very easy. Please reach out today to schedule a private showing.