



**GRASSROOTS**  
REALTY GROUP

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**2025 Palermo Way SW  
Calgary, Alberta**

**MLS # A2307592**



**\$998,800**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,074
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Second refrigerator, second set of vacuum attachments.

\*OH | Saturday | May 9 & 10 | 11:00am-1:00pm\* Immaculate Luxury Villa Style Bungalow, a rare opportunity to enjoy graceful community living at highly sought after West Park Villas in prestigious Palliser. This elegant spacious bungalow is nestled on a quiet street offering 2 large bedrooms with office, 3 full bathrooms and a generous 3374 total sqft of elegant living space. From the moment you enter, you'll be struck by the grand layout, featuring 9' high ceilings, brand new large windows installed in 2025, and generously sized principal rooms that create an airy and inviting atmosphere. The well appointed kitchen flows seamlessly into the family room with cozy fireplace. Enjoy peaceful mornings or relaxing evenings on your sunny balcony overlooking a lush forested backdrop that offers unmatched privacy and a true connection to nature. Retreat to the oversized primary suite with ensuite washroom and walk-in with California Closet system. Downstairs, the thoughtfully laid out basement hosts a massive recreation room with fireplace, offering the perfect space for family gatherings, a home theatre, fitness equipment or a games area. There's also a second spacious bedroom, a workshop or hobby room, and a full bathroom. Designed with elegance and comfort in mind, this rare offering combines the ease of condo living with the spaciousness and privacy of a lushly forested tranquil community setting. All this while being minutes from top-tier amenities including the shops at Glenmore Landing, Rockyview Hospital, Glenmore Sailing Club, and the walking and biking pathways at beautiful Glenmore reservoir. A must-see home for those seeking comfort, space, and tranquility in one of the city's finest neighbourhoods.