

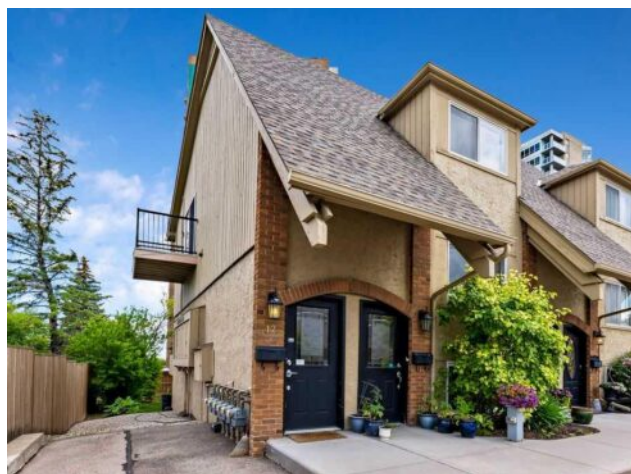


GRASSROOTS
REALTY GROUP

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12, 2204 Paliswood Road SW
Calgary, Alberta

MLS # A2319996



\$359,000

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 560

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: Coat rack at top of stairs, microwave stand in kitchen

Rarely do condo buyers find this much space in such an exceptional location. Offering an impressive 1,487 square feet, this beautiful two-storey condo combines the comfort of a townhome with the convenience of condo living in the sought-after community of Palliser. This spacious two-bedroom, one-bathroom home has recently received a major glow-up with brand new laminate flooring throughout the main level and plush new carpeting upstairs. The generously sized living room and dining area can easily accommodate full-sized furniture and large dining sets... no need to downsize your lifestyle here. Step outside to the expansive 95-square-foot balcony overlooking beautifully landscaped green space, the perfect setting for summer entertaining, morning reading, or simply unwinding at the end of the day. Upstairs, the primary bedroom features its own private balcony, creating a peaceful spot to enjoy your morning coffee. Location is where this home truly shines. Just a five-minute walk to South Glenmore Park and moments from the Glenmore Reservoir pathway system and Weaselhead Natural Area, outdoor recreation is practically at your doorstep. You'll also appreciate quick access to Rockyview General Hospital, Stoney Trail, schools, Glenmore Landing, Oak Bay Plaza, and an abundance of nearby shops, restaurants, and everyday amenities. Parking is easy with one assigned stall, plus the sellers currently lease a second parking stall for just \$25 per month. Pet lovers will appreciate the pet-friendly environment (subject to board approval), while residents enjoy the benefits of a completely non-smoking building and property, helping maintain a clean and welcoming atmosphere for all. Offering outstanding value, exceptional square footage, and an unbeatable location, this is condo living without compromise. ***Some photos have been virtually

staged to show their potential.