



2432 Paliswood Road SW
Calgary, Alberta

MLS # A2327026



\$825,000

Division:	Palliser		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Central Air Conditioner - As-is, Pool Table, Entertainment Unit, Chest Freezer, Air compressor and tank in Garage.

Listed for the FIRST TIME EVER! Welcome to this impeccably maintained 1,350 sq. ft. bungalow, ideally located on a quiet street in the highly sought-after community of Palliser. The bright main floor features THREE SPACIOUS BEDROOMS, including a large primary with a private 2-PIECE ENSUITE, beautiful original hardwood flooring, a bright eat-in kitchen, and a separate dining area perfect for entertaining. The fully developed basement offers TWO ADDITIONAL BEDROOMS (egress windows required), a 4-PIECE BATH, a spacious recreation/games room with a wood-burning FIREPLACE and WET BAR, a FLEX SPACE, large STORAGE room, and LAUNDRY area. Additional features include a FURNACE with a DIVERTER SYSTEM, allowing separate thermostats for the main and lower levels for improved comfort and efficiency. Step outside to the sunny WEST-FACING backyard with mature gardens, a stone patio, and a deck with AWNINGS for added summer comfort. The OVERSIZED DOUBLE DETACHED GARAGE is equipped with 220-volt power, a 60-amp panel, and a gas line for a future heater. Ideally located on a quiet street close to schools, parks, shopping, and the Glenmore Reservoir pathway system, this meticulously cared-for home is a rare opportunity.