



GRASSROOTS
REALTY GROUP

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306, 2144 Paliswood Road SW
Calgary, Alberta

MLS # A2335226



\$525,000

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,242 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Owned, Parkade, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 872
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)		
Inclusions:	None		

This penthouse unit overlooks a mature, beautiful and pristine courtyard. The open plan of this 2 bedroom 2 bathroom condo features a kitchen with granite countertops, glass tile backsplash, stainless steel appliances, a raised breakfast bar and a pantry. Use the dining area as showcased, or utilize a portion of the grand living room area for dining. Either configuration will accommodate your personal lifestyle. The living room fireplace adds charm and warmth. The primary bedroom features a walk-in closet plus a large ensuite bathroom. This unit is one of the largest in Courtyards West Park, at 1242 Sq. Ft. The generous sized balcony is a great place to relax and is equipped with a BBQ gas line. There are 2 Titled heated underground side by side parking stalls plus an assigned storage area. Courtyards West Park is an exceptionally well maintained complex. There is a guest suite and a kitchen and party room for your convenience. Close to shopping at Glenmore Landing, Glenmore Reservoir, the Community of Palliser offers the amenities to add to life's enjoyment.