



GRASSROOTS
REALTY GROUP

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2025 Palermo Way SW
Calgary, Alberta

MLS # A2339986



\$1,049,900

Division:	Palliser		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,860 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 1,074
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Inclusions: Blue Couch in Lower Level with pull-out full bed, second refrigerator.

Tucked into the peaceful West Park Villas in Palliser, this spacious bungalow villa offers a wonderful combination of privacy, comfort and low-maintenance living. With over 3,300 sq. ft. of developed living space, the home features two bedrooms, a main-floor office and three full bathrooms, with an open and functional layout throughout. The bright main level features 9' ceilings, hardwood flooring and triple-glazed windows, with the majority replaced in 2025. The well-sized kitchen opens to the family room with fireplace and adjoining breakfast nook, while the sunny balcony overlooks a lush, treed backdrop and offers a private place to relax outdoors. The oversized primary suite includes a full ensuite and walk-in closet, while a front den/office completes the main level. Downstairs, the fully developed lower level offers plenty of additional living space with an expansive recreation room and second fireplace, ideal for entertaining, movie nights, a home gym or hobbies. A large second bedroom, full bathroom, office, workshop/hobby room and excellent storage complete the lower level. Additional features include dual high-efficiency furnaces and high-efficiency water heater and an attached garage with a full rectangular layout and epoxy-coated floor. Enjoy the convenience of villa living without sacrificing space, just steps from the Glenmore Reservoir pathway system and a short drive to Glenmore Landing, Rockyview General Hospital, public transit and everyday amenities. A spacious and well-located home in one of Calgary's most established southwest communities.