

**323, 2144 Paliswood Road SW**  
**Calgary, Alberta**

**MLS # A2244036**



## \$399,900

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Palliser                                                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                              |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                     |               |                   |
| <b>Size:</b>     | 960 sq.ft.                                                      | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, See Remarks, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                               |               |                   |
| <b>Lot Feat:</b> | -                                                               |               |                   |

|                    |                                                                                                         |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                       | <b>Condo Fee:</b> | \$ 629 |
| <b>Basement:</b>   | -                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                      | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage |                   |        |

**Inclusions:** N/A

**PREMIUM LOCATION IN THIS COMPLEX.** This immaculate, quiet and spacious condo at Courtyards West Park in Palliser boasts an awesome and private treed view balcony making it feel like you are no longer in the city. A peaceful setting like this cannot be overlooked. Prepare to be impressed with the many **EXTENSIVE** renovations that have been implemented throughout the entire living area of this bright and open concept layout, which boasts plenty of natural lighting and upgraded flooring throughout. Dream kitchen includes a tasteful combination of granite countertops, upgraded black stainless steel appliances, gorgeous cabinetry and island. This area opens up to the dining and living room with a featured gas fireplace. The dining room flows to the living area making it perfect for family gatherings. Enjoy warm summer days dining on the east facing balcony overlooking plenty of tree coverage. A serene setting that really must be experienced. The generous sized primary bedroom includes a 3 piece ensuite and large closet. The second bedroom is large enough to accommodate guests quite comfortably. Dedicated laundry with modern front load washer/dryer and a full bathroom complete this amazing layout that will be sure to impress. **2 TITLED UNDERGROUND** parking stalls and assigned storage are simply icing on the cake. Steps to the Glenmore Reservoir, close to Rockyview hospital, medical and shopping at Glenmore Landing. Amenities at the complex include a social room and kitchen for larger gatherings and a wonderful quiet courtyard for those warm summer nights. There is even a guest suite available. Security system on all entrances to the building including front door access and heated underground parking This condo will check all of the boxes and must be seen to be appreciated.