

**2416 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2292807**



**\$995,000**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover an exceptionally crafted, fully updated bi-level home positioned in the highly desirable community of Palliser, offering a seamless blend of modern upgrades and timeless practicality. Situated on one of the larger corner lots in the area, this property impresses with a completely remodeled interior that invites you to simply move in. As you enter the main living spaces, you are greeted by a cohesive layout anchored by a spectacular modern kitchen. This culinary space has been thoughtfully designed to accommodate quiet routines and lively entertaining, boasting an abundance of cabinetry and expansive preparation surfaces. Adjacent to the kitchen is an oversized dining area perfectly proportioned to host large family dinners and casual get-togethers. The flow continues into the welcoming living room, defined by a striking feature wall that provides the perfect backdrop for relaxed evenings. Beautiful luxury vinyl plank flooring runs consistently throughout the property, tying the spaces together with a clean, contemporary aesthetic. The main floor serves as a private retreat, featuring two well-proportioned bedrooms. The crown jewel is the primary suite, offering a serene escape complete with a custom walk-in closet and a spa-inspired ensuite bathroom featuring dual vanities, a deep soaking tub, and a sleek glass walk-in shower. Descending to the fully finished lower level, the home continues to overdeliver on space. Thanks to the bi-level design, massive windows flood the basement with natural light. This level introduces two additional large bedrooms perfect for family or guests, alongside a beautifully redesigned laundry room that makes household chores a much more pleasant experience. The centerpiece of the lower level is the expansive recreation room, perfectly equipped for unwinding or entertaining. It is highlighted by a convenient wet bar and a classic,

WETT-certified wood-burning fireplace that brings wonderful warmth to the space. Beyond the walls of this stunning home, the location is truly exceptional. The property directly faces open green spaces, local baseball diamonds, a playground, and Nellie McClung School. You will love the convenience of being just a short stroll away from local shopping, fantastic restaurants, and the scenic pathways surrounding the Glenmore Reservoir. This represents a remarkable opportunity to secure a completely turnkey, renovated home in an established neighborhood where every detail has been thoughtfully addressed.