\$849,900 - 2308 Palisade Drive Sw, Calgary

MLS® #A2190474

\$849,900

4 Bedroom, 3.00 Bathroom, 1,308 sqft Residential on 0.20 Acres

Palliser, Calgary, Alberta

Situated in the highly sought-after Palliser neighborhood, this charming and well maintained bi-level home offers over 1,300 sq ft on the main floor and an additional 1230 sq ft in the fully finished lower level. Located on a quiet cul-de-sac and surrounded by lush greenery, this residence is just minutes from all the amenities you need, including schools, shopping, dining, transportation, and the beautiful Glenmore Reservoir. Set on a unique, oversized lot with a massive, pie-shaped backyard, this property offers the perfect private oasis. The mature trees ensure complete privacy, creating a serene space ideal for children to play, hosting family gatherings, or simply enjoying the outdoors. The beautifully landscaped yard also includes a recently redone deck, perfect for relaxing summer nights. Additionally, the property features an oversized 25 ft long by 23 ft wide detached garage, providing ample space for parking, storage, or a workshop. Pride of ownership shines throughout this home, beginning with the charming curb appeal. An exposed aggregate walkway leads to the front entrance, setting the tone for the rest of the home. Inside, the home features a spacious and bright great room with large windows that flood the space with natural light. The dining area leads to a kitchen with updated laminate flooring, solid wood cabinets with ample cupboard space, and lots of counter space for prepping. The massive primary suite includes a 3 piece ensuite bathroom with a convenient







connection to the 3-piece main floor bathroom, which features a shower. A second generously sized bedroom rounds out the main floor. The lower level offers even more space, with a large rec room featuring a cozy fireplace, two additional bedrooms with walk-in closets, and another 3-piece bathroom. A laundry room with plenty of storage space and a utility room complete this level. For families, the proximity to excellent schools, recreation options, and outdoor spaces makes this home a true gem. Don't miss your chance to see this one, it's sure to capture your heart!

Built in 1968

Price

Essential Information

MLS® # A2190474

\$849,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,308

Acres 0.20

Year Built 1968

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 2308 Palisade Drive Sw

Subdivision Palliser
City Calgary
County Calgary
Province Alberta
Postal Code T2V 3V1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Jetted Tub, Pantry

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Recreation Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 27th, 2025

Days on Market 66

Zoning R-CG

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.