



THE
A-TEAM

**RE/MAX
FIRST**

2144 PALISWOOD Road #119, Calgary T2V 5K2

MLS® #: **A2162438** Area: **Palliser** Listing Date: **09/06/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,105**
 Low Sqft:
 Ttl Sqft: **1,105**

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt,Asphalt/Gravel** Construction: **Stucco,Wood Frame**
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Storage** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`9" x 13`3"	Dining Room	Main	11`1" x 8`4"
Kitchen	Main	11`11" x 9`0"	Bedroom - Primary	Main	24`1" x 11`9"
Bedroom	Main	12`7" x 9`8"	Laundry	Main	8`4" x 5`5"
4pc Ensuite bath	Main	10`1" x 8`9"	4pc Bathroom	Main	9`2" x 7`11"
Walk-In Closet	Main	7`0" x 6`8"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$719

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9511627

Remarks

Pub Rmks: **Discover the perfect blend of urban convenience and a peaceful retreat in this stunning condo at Courtyards West Park, Palliser. Nestled within beautifully landscaped grounds, this immaculate home exudes elegance and comfort. Upon entry you are greeted by a generous entrance boasting 9 ft ceilings, new laminate flooring and baseboards throughout the main living area. The open concept floor plan is great for family gatherings and entertaining making furniture placement a breeze. The dream kitchen features composite granite countertops, upgraded stainless steel appliances, stunning rich cabinetry, corner pantry and plenty of cupboard and counter space. The raised eating bar adds to the functionality lending additional counter space and eating environment. The formal dining area seamlessly transitions from the kitchen and can easily be expanded to accommodate larger gatherings. Move into the generous living room and relax by the the gas fireplace. Down a short hallway to enjoy privacy is the main bath and bedrooms. The large primary suite is a true retreat featuring a massive walk-in closet and a spa-like 4-piece ensuite with a deep soaker tub and separate shower. The second bedroom is a perfect size room for guests, office or T.V room. This home has a separate laundry room providing additional storage to the storage unit in the parkade also included with this unit. Located just steps from Glenmore Reservoir and close to Glenmore Landing shopping, the location is unbeatable. The complex offers fantastic amenities, including a social great room with a full kitchen for gatherings, a quiet courtyard for summer evenings, a sunroom, and a guest suite. With secure front door access, heated underground titled parking, a storage cage, bike storage, and an additional residence storage room for items like winter tires, this well-managed building has it all. Plus, there's ample parking for guests, including street parking. Experience tranquility that feels miles away from the city's hustle and bustle. This condo checks all the boxes and must be seen to be fully appreciated. Don't miss this exceptional opportunity—make it yours today!**

Inclusions: N/A
Property Listed By: RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











