



THE
A-TEAM

**RE/MAX
FIRST**

2336 PALISWOOD Road, Calgary T2V 3P7

MLS®#: **A2189026**

Area: **Palliser**

Listing Date: **01/30/25**

List Price: **\$749,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar: **6,609 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,310**
Low Sqft:
Ttl Sqft: **1,310**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Street Lighting,Treed**
Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Dog Run,Storage**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`4" x 14`4"
Dining Room	Main	11`10" x 11`10"
3pc Ensuite bath	Main	7`8" x 4`5"
Bedroom	Main	10`7" x 7`1"
Laundry	Main	4`5" x 2`4"
Mud Room	Main	8`4" x 8`4"
Game Room	Basement	21`10" x 11`2"

Room	Level	Dimensions
Kitchen	Main	11`9" x 11`9"
Bedroom - Primary	Main	12`5" x 11`7"
Bedroom	Main	11`6" x 8`11"
Foyer	Main	8`6" x 4`5"
4pc Bathroom	Main	7`0" x 6`6"
Family Room	Basement	28`2" x 10`3"
Bedroom	Basement	13`0" x 10`10"

Walk-In Closet
4pc Bathroom

Basement
Basement

6`4" x 5`10"
11`6" x 9`6"

Furnace/Utility Room

Basement

11`8" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6073JK

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to Your Dream Home in Palliser! This stunning updated 4-bedroom, 3-bathroom bungalow offers over 2,600 Sq.Ft of beautifully finished living space in the highly desirable community of Palliser. From the moment you arrive, you'll be captivated by its timeless charm and modern upgrades. Step inside to discover a bright and inviting interior with 9-foot ceilings, rich hardwood floors, and striking brick accent walls that add character and warmth. The chef-inspired kitchen boasts granite countertops, stainless steel appliances, and plenty of cabinet space—perfect for hosting and everyday living. The spacious living and dining areas are anchored by one of two cozy wood-burning fireplaces, creating a welcoming atmosphere for family and friends. The main floor features 3 generously sized bedrooms, including a serene primary suite with its own en-suite bathroom. Downstairs, the fully finished basement offers a large rec room with a second wood-burning fireplace, a fourth bedroom, a full bathroom, and a side entrance—providing the perfect opportunity to add a suite for extended family or rental income. Step outside to enjoy the expansive backyard, complete with a large deck for entertaining, a dedicated dog run, and plenty of space for kids to play. Central air conditioning ensures comfort year-round, while the double driveway provides ample parking. UPDATES include: Fence, Furnace, Air Conditioning, Roof, Bathrooms and Kitchen. This home's location is unbeatable—close to the Glenmore Reservoir, Southland Leisure Centre, and an array of shopping, grocery stores, and restaurants. With quick access to Stoney Trail and Deerfoot Trail, your commute will be a breeze. Don't miss this opportunity to own a beautifully updated bungalow in one of Calgary's most sought-after neighborhoods.**

Inclusions: **2 sheds in the backyard**
Property Listed By: **eXp Realty**

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











