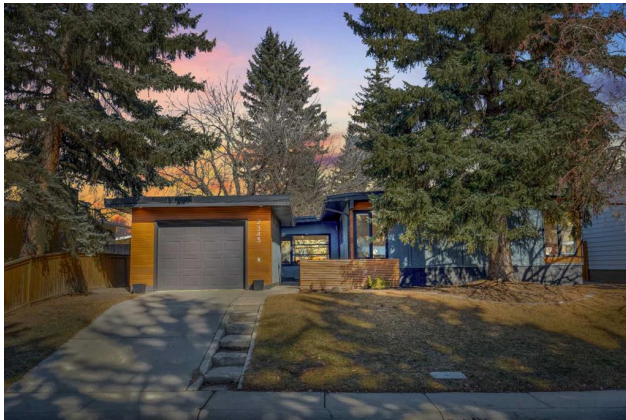


**2343 PALISADE Drive, Calgary T2V 3V2**

MLS®#: **A2200417** Area: **Palliser** Listing Date: **03/13/25** List Price: **\$995,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1968**  
Lot Information  
 Lot Sz Ar: **6,232 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,341**  
 Low Sqft:  
 Ttl Sqft: **1,341**

DOM

**1**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Fruit Trees/Shrub(s),Lawn,Many Trees,Private,Rectangular Lot,Street Lighting**

Park Feat:

**Driveway,Garage Faces Front,On Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Beamed Ceilings,Closet Organizers,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	18`5" x 9`4"
Kitchen	Main	18`5" x 16`3"
Bedroom	Main	9`10" x 9`5"
3pc Bathroom	Main	8`10" x 7`8"
Family Room	Basement	24`3" x 12`0"
Bedroom	Basement	14`0" x 10`1"

Room	Level	Dimensions
Living Room	Main	14`9" x 17`6"
Bedroom - Primary	Main	12`1" x 12`11"
Bedroom	Main	8`9" x 12`9"
4pc Bathroom	Main	8`10" x 4`11"
Bedroom	Basement	10`8" x 12`5"
Laundry	Basement	8`9" x 12`5"

4pc Bathroom

Basement

9`7" x 5`9"

Storage  
Legal/Tax/Financial

Basement

22`1" x 13`8"

Title:  
**Fee Simple**  
Legal Desc:

5600JK

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Discover the charm of Palliser with this beautifully reimagined mid-century modern bungalow. This 1,341 sq ft home features 5 bedrooms and 3 full bathrooms, making it perfect for families. Situated in a prime location, this home is filled with natural light from SW front exposure / NE rear, and surrounded by lovely mature trees, offering a serene atmosphere. Conveniently, this lot backs onto a school and is in a great school district, making it ideal for families. Just a stone's throw from South Glenmore Park, the reservoir, and surrounding amenities such as the leisure center, it also provides easy access to the Ring Road, creating a short drive to the mountains. This location seamlessly blends urban convenience with nature's tranquility. Inside, enjoy a spacious layout featuring new windows and refinished oak floors, a skylight, and a sloped tongue-and-groove painted ceiling. The windows and exterior were completely updated during the renovation in 2021, and the home has been exceptionally maintained. The main floor includes a chef-designed kitchen with quartz countertops and walnut details, an open dining area, and a sunken living room with a high-efficiency wood-burning fireplace and large windows providing natural light from both the southwest and northeast. Three bedrooms are on this level, including a primary suite with an ensuite bathroom and built-in closet. The expansive basement offers a mudroom, a large laundry area, recreation space, two additional bedrooms, a full bathroom complete with a beautiful shower, and a hidden workshop, art studio, or storage space perfect for whatever fits your family's needs. The exterior boasts cedar accents and modern gray stucco, leading to a welcoming courtyard and a detached garage. The backyard is perfect for entertaining, featuring a large deck, patio, ample lawn space, and mature trees. This exceptional family home is a must-see—schedule your viewing today!**

Inclusions:  
Property Listed By: **NA  
Grey Rock Properties**

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



