

# \$825,000 - 2308 Palisade Drive Sw, Calgary

MLS® #A2190474

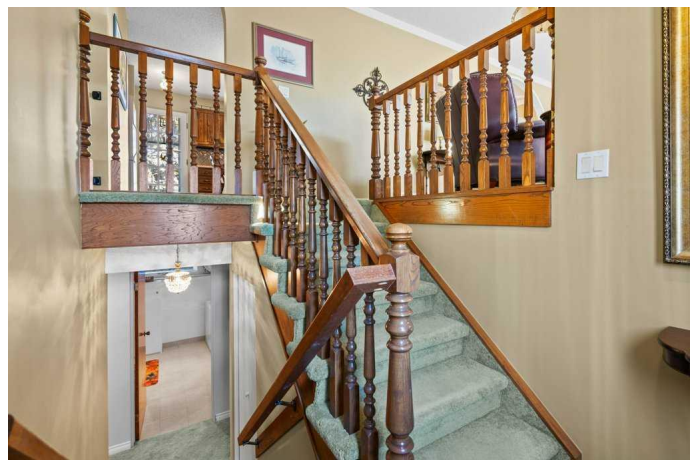
**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.20 Acres

Palliser, Calgary, Alberta

**AMAZING OPPORTUNITY!** Located in the highly sought-after community of Palliser, this charming and exceptionally well-maintained bi-level home offers over 1,300 sq ft on the main floor plus an additional 1,230 sq ft in the fully finished lower level. Nestled on a quiet cul-de-sac and surrounded by mature trees and lush greenery, this home is just minutes from top-rated schools, shopping, dining, transit, and the scenic Glenmore Reservoir. Set on a unique, oversized pie-shaped lot, the backyard is a private oasis, perfect for relaxing, entertaining, or letting the kids play. With potential for RV parking, the massive yard is beautifully landscaped and features a recently redone deck, ideal for summer evenings under the stars. An oversized 25' x 23' detached garage offers ample space for vehicles, a workshop, or additional storage. Curb appeal shines with an exposed aggregate walkway leading to the inviting front entrance. Inside, natural light pours into the bright and spacious great room through large windows. The adjoining dining area flows into a well-appointed kitchen with updated laminate flooring, solid wood cabinets, and generous counter and cupboard space. The main floor features a massive primary suite with a 3-piece ensuite that also offers a convenient connection to the second main floor bathroom. A large second bedroom completes the upper level. The lower level offers even more living space with a cozy rec room and fireplace, two additional bedrooms



with walk-in closets, a 3-piece bathroom, plus a laundry room with excellent storage and a separate utility room. Perfect for families, this home is ideally located near parks, schools, and recreation. Pride of ownership is evident throughout, this is a rare find in an established, amenity-rich neighborhood. Donâ€™t miss your chance to view this gem, itâ€™s sure to capture your heart!

Built in 1968

**Essential Information**

MLS® #	A2190474
Price	\$825,000
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	Jetted Tub, Bar, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Lane, Landscaped, Private, Treed, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 27th, 2025
Days on Market	117
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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