

# \$848,888 - 2308 Palisade Drive Sw, Calgary

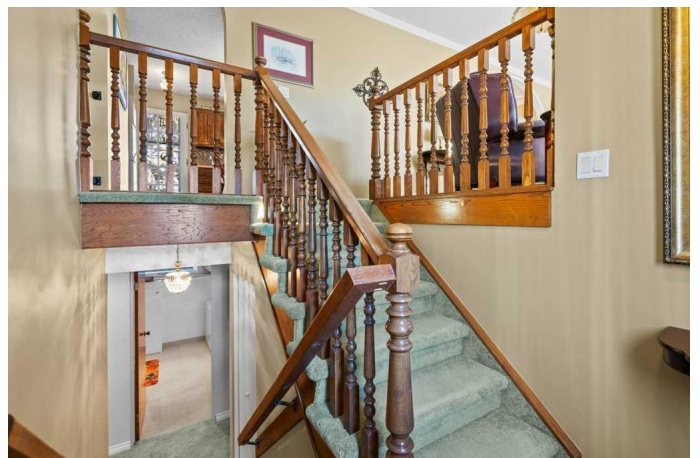
MLS® #A2190474

**\$848,888**

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

Palliser, Calgary, Alberta

**AMAZING OPPORTUNITY!** 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

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190474    |
| Price          | \$848,888   |
| 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        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop, Garage Control(s) |
| 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   | Landscaped, Back Lane, Cul-De-Sac, 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 | 93                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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