

780-380-6207  
meghan@meghanrobinson.net

204, 2144 Paliswood Road SW  
Calgary, Alberta

MLS # A2227779



\$399,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Palliser                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,149 sq.ft.                       | Age:   | 1995 (30 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall, Underground                 |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Concrete   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 748 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Brick, Stucco, Wood Frame  | Zoning:    | M-C1   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage |            |        |

Inclusions: N/A

Experience the perfect fusion of serene living and everyday convenience in this beautifully maintained and spacious condo, ideally located in the highly desirable Courtyards West Park in Palliser. Nestled amid lush, professionally landscaped grounds, this home offers a peaceful Courtyard, SOUTH FACING BALCONY facing the courtyard with treed views &mdash;creating a quiet escape that feels far from the bustle of the city. Step into a welcoming foyer that leads to a bright and airy open-concept layout, thoughtfully designed for both relaxed living and stylish entertaining. Natural light fills the space, enhancing the inviting ambiance throughout. The kitchen is a home chef's dream, featuring classic cabinetry and generous counter and cupboard space. Just off the kitchen, the dining area flows seamlessly into the spacious living room, anchored by a cozy gas fireplace. From here, step outside to the private patio&mdash;ideal for enjoying your morning coffee or evening glass of wine in a tranquil setting. The primary suite is set apart and includes a large walk-in closet and a spa-inspired 4-piece ensuite complete with a deep soaker tub, separate shower, and expansive vanity. The second bedroom is perfect for guests, a home office, or a personal retreat. Additional highlights include a second full bathroom, a full-sized laundry room with washer and dryer, and ample in-unit storage. This home also comes with a TITLED underground parking stall, a private STORAGE CAGE and access to secure bike storage. Enjoy a prime location just steps from the Glenmore Reservoir, with easy access to Glenmore Landing's shops, restaurants, and essential services. Residents of this well-run complex benefit from outstanding amenities, including a large social room with a full kitchen for gatherings, a peaceful central courtyard, a bright sunroom, and a comfortable guest

suite. With secure building access, plenty of guest parking (including convenient street-level options), and a welcoming community feel, Courtyards West Park offers an exceptional lifestyle opportunity. Don't miss your chance to own this rare gem. Come see it today—and discover just how effortlessly comfort, convenience, and serenity can coexist.