

**3, 2212 Paliswood Road SW
Calgary, Alberta**

MLS # A2278448

\$189,900



Division:	Palliser		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	738 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions:	N/A
--------------------	-----

Bungalow Charm Meets Modern Convenience in Palliser West. Experience the perfect blend of affordable living and low-maintenance style in this spacious one-bedroom bungalow townhouse. The open-concept layout is designed for comfort, featuring a kitchen that opens to a large dining area and a living room that fills with natural light from west-facing double patio doors. Step outside to your private patio with walkout access to serene green space and mature trees. Some of the upgrades and features include: newer flooring, light fixtures, professionally cleaned, in-suite laundry and storage, concrete construction for superior sound dampening and durability, and assigned parking right at your front door. Located in the quiet Palliser West complex, you are just minutes from South Glenmore Park's miles of walking and bike paths, Glenmore Landing amenities, and major routes like Stoney Trail for easy city-wide access. This property offers affordability and a prime location. This unit is partially below grade.