



Calgary-C-Palliser
2304 PALISWOOD Road SW

LP \$ 569,900
MLS #: C3622000

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	Bungalow
Rms Abv Gd:	6	Year Built:	1969
Bedrms:	Above: 3/Ttl: 5	Basement:	Full
Full/Half Baths:	3	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1293.83	Total Sq M:	120.2

A true character home, this listing provides the potential for true beauty. Featuring over 1290 sqft of fully functional living space, every inch is used effectively and efficiently. With 2 rooms including the master suite on the main floor, and 2 rooms located below the main level, this home truly is designed for family functionality. On the main floor an electric fireplace is showcased in the living room, as the kitchen and breakfast bar overlook the dining room and entertaining space. The gem of this property truly is the basement, where a large recreational area with the capabilities for a wet bar have been left readily available for such development. In the backyard, a tree-lined property featuring a fire pit awaits the company of you and your closest friends and family. Just down the street is the Nellie McClung School providing close proximity for children to attend some of the finest schooling in Calgary. Ultimately this property provides any family with a place to continue to grow for years.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:08/01/14		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	0	2	0	0	Occupancy:	Seller	Main:	120.2	1293.83
Enst Baths:		0	1	0	0	0			Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim:		AbGd:		
Fin Fpl/Rgh:	Fplc Fuel:						Elem Schl:	www.cbe.ab.ca	Lowr:		
Fireplace:							Middle Schl:	www.cbe.ab.ca	BIGd:		
Parking:	Breezeway, Parking Pad Cement or Paved						High Schl:	www.cbe.ab.ca	Total A.G:	120.2	1,293.83

Living Room:	3.5x4.4	M	Master Bdrm:	3.9x3.5	M
Dining Room:	3.6x3.4	M	Bedrm 2:	3.5x2.8	M
Kitchen:	3.6x3.6	M	Bedrm 3:	3.3x2.5	M
Family Room:	8.9x4.3	L	Bedrm 4:	3.9x2.3	L
Den:			Bedroom	3.2x3.2	L

Bonus Room:

Flooring:	Ceramic Tile, Carpet, Laminate Flooring	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Wood	Remodel:	
Site Influen:	Fenced, Flat Site, Landscaped, Park/Reserve, Shopping Nearby, Treed Lot, Public Transportation, Golf Nearby,	Features:	Broadloom-Upgraded, Deck, Fire Pit, Security Window Bars
Goods Incl:	Dryer, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Storage Shed, Window Coverings-All, Washer	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	/2			
Reg Size:				

Total Lot M2:	613.0	Lot Dimen:	
Frontage:	18.3	Lot Shape:	Rectangular
Depth:	33.5	Zoning:	R-C1
Conform:		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,987 - 2013	Local Improve	