

**203, 2144 Paliswood Road SW  
Calgary, Alberta**

**MLS # A2284637**



# \$389,900

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home		

**Inclusions:** N/A

IMMACULATE 2 bedroom, 2 bathroom condominium located in the sought after Courtyards of West Park, Palliser. This UPDATED unit with top of the line luxury vinyl flooring features an open concept plan, combined living/dining area with a cozy gas fireplace that walks out to a large West facing balcony. The open Kitchen features stainless steel appliances and overlooks living/dining area that is great for entertaining. Large master suite complete with 4 piece ensuite bathroom. Spacious second bedroom with additional 3 piece bathroom as well as in-suite laundry. Building amenities include wheel chair access, elevator, secure front door entry, bike storage, and an additional residence storage room for items like winter tires. The complex offers fantastic amenities, including a no cost to book social room with a full kitchen for gatherings, a quiet courtyard for summer evenings, a sunroom, and a guest suite that's only \$75 a night plus \$50 cleaning fee. The unit also has titled, underground, heated parking # 89 / Storage #36. The Courtyards is a first-class, adult oriented complex built by Intrawest located just steps from Glenmore Reservoir and close to Glenmore Landing shopping, the location is unbeatable. This well-managed building has it all. Plus, there's ample parking for guests, including street parking. This condo checks all the boxes and must be seen to be fully appreciated!