

**9628 Palisan Place SW
Calgary, Alberta**

MLS # A2287456



\$799,900

Division:	Palliser		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Lands		

Heating:	Forced Air, Wall Furnace	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions: Workbench in basement utility room and workbench in garage, all tools and lawn equipment.

The Best of Palliser: Pristine Brick Bungalow on a Massive 1/4 Acre Lot! Welcome to a rare gem in the heart of the established, family-friendly community of Palliser. This meticulously maintained original brick bungalow, featuring immaculate hardwood floors throughout the main floor, sits on a sprawling 1/4-acre lot, offering a sense of space and privacy that is nearly impossible to find today. The main floor features three spacious bedrooms and is flooded with natural light through new Lux windows (installed 3 yrs ago). The lower level is a functional powerhouse, featuring a separate entrance, full 4-piece bathroom and a massive rec room equipped with a separate wall furnace. This space also offers easy potential for a 4th bedroom while still leaving tons of room for a secondary living area. Storage is the hidden hero here, featuring a dedicated cold room, expansive shelving, and built-in workbenches in both the utility room and double detached garage. Step into an outdoor oasis featuring an expansive garden and a newly poured patio complete with a gas BBQ hookup—perfect for hosting summer gatherings. The massive backyard offers limitless potential for gardening or entertaining, while the paved laneways on two sides provide exceptional privacy and easy access to your dedicated parking pad and RV parking. Living in Palliser means having Calgary’s premier outdoor playground right at your doorstep. Enjoy weekend strolls or bike rides along the scenic Glenmore Reservoir and through South Glenmore Park, home to lush walking paths, a vibrant water park, and the popular paved pump track. Sailing enthusiasts will love the proximity to the Glenmore Sailing Club, while fitness fans can take advantage of the two well-established local recreation centers. With excellent schools, diverse shopping, and professional amenities just minutes away, this

community offers the perfect balance of active living and urban convenience. NO POLY-B!!