

# \$799,900 - 20 Palis Way Sw, Calgary

MLS® #A2236579

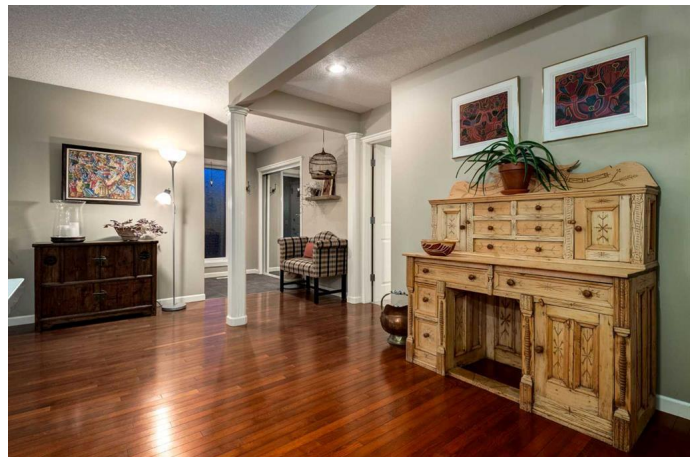
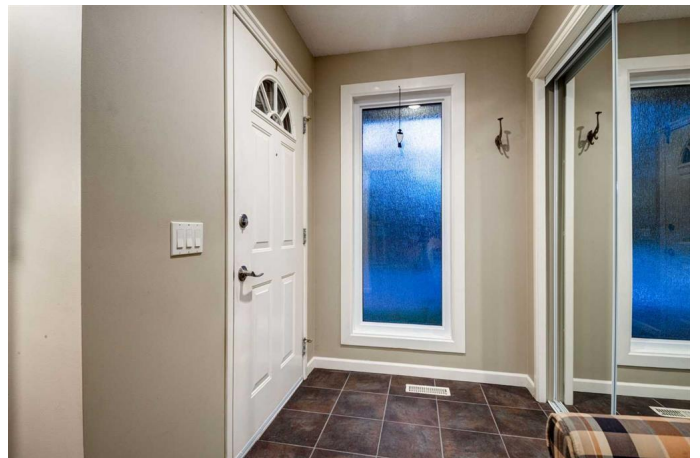
**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.15 Acres

Palliser, Calgary, Alberta

WELCOME to this IMMACULATE BUNGALOW that Boasts 2518.76 Sq Ft of Developed Living Space, with 3 Bedrooms + 3 POTENTIAL Bedrooms, 2.5 Bathrooms, Full Basement, and a Double Detached GARAGE, on a HUGE 6415 Sq Ft LOT in the FRIENDLY Community of PALLISER!!! This BEAUTIFUL HOME has AMAZING CURB APPEAL with a MANICURED Lawn, MATURE Trees, and Low-Maintenance Landscaping. As you enter the Foyer, you notice the Big Window, NEUTRAL Colour Tones, and GORGEOUS Hardwood Flooring throughout this OPEN-CONCEPT Floor plan. On the left is the Primary Bedroom suited for a RESTFUL sanctuary away from the busyness of the world. It has 2 closets, white window shutters on the windows, and a 2 pc EN-SUITE Bath. The 2nd Bedroom, as well as the 3rd Bedroom, can be used as bedrooms or home offices. There is a CONVENIENT 3 pc Bath with IN-FLOOR Heating. A SPACIOUS Living room, which is BRIGHT and AIRY with EXPANSIVE windows that flood the space with NATURAL Light, has an 2024 Oral Heat Gas Fireplace (MyFire) for those chilly evenings, sitting on the couch while reading a book. A perfect area for ENTERTAINING with guests. The Dining Room is PERFECT for those meals around the table with FAMILY and FRIENDS as you share laughter, and make memories. The Kitchen is truly the 'Heart of the Home', showcasing stylish White Cabinetry, SS/White Appliances, Subway Tiled



Backsplash, NEW QUARTZ Countertops, and an ISLAND with BUILT-IN Cabinets, and a Breakfast Bar for QUICK On-The-Go Meals. Going down a few steps is the Mud Room, and a door with a Stained Glass insert leads to the Patio in the Backyard. Heading down to the Basement is the LARGE Laundry Room and Utility Room, a 5 pc Bathroom, a 4th Potential Bedroom, a 5th Potential Bedroom with a WALK-IN Closet, and a bigger 6th Potential Bedroom with a WALK-IN Closet. The GENEROUSLY-SIZED Family Room has a corner Tiled GAS Stove Fireplace and is COZY as a RETREAT for evening relaxation or watching Movies/Game nights together. This room is good for Family time or even the teenagers having friends over. In the NE facing Backyard is the Patio that has TONS of room for summer get-togethers, dining outside, BBQs, and is great for lounging on a sunny day or enjoying a starry night. You can sit there with your morning coffee. There is a Greenhouse, the Shed for STORAGE, and the Garage. There is 50 AMP for a Hot Tub, and 200 AMP Service. This HOME is Situated in the DESIRABLE area of Palliser, offering residents access to the Palliser/Bay View/Pump Hill Community Association that has EVENTS and PROGRAMS for every age. The pathway system links Palliser to Pump Hill, which leads to the Glenmore Reservoir and its many recreation opportunities, including the boat docks, Weaselhead Flats hiking trails, Glenmore Park, and the Heritage Park Historical Village. The area is well-connected by major roads, including Deerfoot Trail to 90 Avenue or Glenmore to 19th Street. It serves Transit Routes as well. BOOK Your Showing NOW!!!

Built in 1968

## **Essential Information**

MLS® #	A2236579
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	20 Palis Way Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3V4

### Amenities

Utilities	Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Mantle, Tile, Decorative, Living Room, See Remarks,

	Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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