

# \$899,000 - 2031 Palermo Way Sw, Calgary

MLS® #A2215955

**\$899,000**

3 Bedroom, 4.00 Bathroom, 2,363 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Buyers can wait YEARS for â€“ANYTHING-- to come up for sale in the â€“VILLAS AT WEST PARK.â€™ With ONLY 38 units tucked away in a PARKLIKE, PRIVATE SETTING AND STEPS away from the GLENMORE RESERVOIR, Glenmore Landing Shopping Mall, JCC and the Rockyview hospital â€“ITS EASY TO SEE WHY THESE ARE ON EVERYONE'S WISH LIST.- This Immaculate and well cared for Executive 2ST has 3 Bedrooms (2+1), 3.5 baths (2 ensuites), DOUBLE ATTACHED garage w/ epoxy floors, fully finished basement and backs SW into a large private TREED courtyard. Almost 3200ft2 of developed space. HARDWOOD FLOORING throughout main floor (except vaulted foyer). Bright & Open Island kitchen with granite countertops, built in desk and breakfast nook. Formal Living Room & Dining Room with upper glass windows for natural light. Cozy Family Room with built-in shelving, several SW windows, rock fireplace and mantle. Open & bright island kitchen with granite countertops and eating area. Spacious Primary bedroom upstairs has walk-in closet & 6pc ensuite (soaker tub, his/her sinks, WC & steam shower). 2nd bedroom up has 4pc ensuite. SXS laundry room up. Fabulous office/2nd family room upstairs has a wall of windows backing pine trees for privacy and is open to the foyer below. Basement has large games room, 3rd bedroom, media room and 4pc bath. Plenty of storage in the utility room, cedar closet & wine/cold room. Spacious and



organized double garage has epoxy flooring, built-in Workbench and tool racks (all can stay) with several tools. Minutes to the ringroad. No age restrictions. Pets allowed with board approval (see agent remarks). Proactive condo board (ALL POLY B remediated years ago, concrete driveways ALL just redone). YES - this home has air conditioning! Please come by our OPEN HOUSES THIS SATURDAY AND SUNDAY (MAY 10th & 11th) 2-4PM.

Built in 1992

### **Essential Information**

MLS® #	A2215955
Price	\$899,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,363
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2031 Palermo Way Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V5J6

## Amenities

Amenities	Gazebo, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Double Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	15
Zoning	M-C1

## Listing Details

Listing Office

RE/MAX House of Real Estate

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