



## 2212 Paliswood Road Calgary Alberta

\$410,000

Step into this impeccably renovated home, where modern elegance meets timeless craftsmanship in one of Calgary's most prestigious communities. The main level welcomes you with engineered hardwood floors and an open-concept design that seamlessly blends comfort and sophistication. The living room is a true centerpiece, featuring a mounted entertainment unit, a modern gas fireplace, and a striking custom tile feature wall that creates a bold and inviting focal point. The kitchen is a chef's dream, showcasing quartz countertops, a real marble backsplash, and premium stainless steel appliances. Step outside to the west facing private patio, where a retractable awning makes it perfect for year-round enjoyment. Modern updates, including a 2022 water heater and upgraded electrical panel, provide both efficiency and peace of mind. Upstairs, the incredibly spacious primary bedroom is a true retreat. Featuring a private balcony, it's the perfect space to enjoy your morning coffee or unwind in the evening. The room is completed by custom built-in his-and-hers closets, offering ample storage and thoughtful organization. The upper level continues with a versatile office with a stunning glass feature wall, creating a contemporary yet functional workspace. If needed, this office can easily be converted into a second bedroom, offering flexibility to suit your lifestyle. Ethernet connectivity ensures seamless productivity throughout. Your new modern bathroom includes a fully tiled walk-in shower, backlit large mirror and large vanity. This property is also close to some incredible amenities like the Glenmore reservoir, great for kayaking and walking along the waterfront and also minutes away from the Southland Leisure centre. Additional features include solid core doors for enhanced privacy and soundproofing, the option for a second parking stall at just \$25/month (upon board appro...

Primary Bedroom 18.75 Ft x 16.42 Ft

Laundry room 5.25 Ft x 3.00 Ft

Other 10.00 Ft x 5.00 Ft

Bedroom 11.67 Ft x 10.67 Ft

3pc Bathroom 10.33 Ft x 4.83 Ft

Living room 18.75 Ft x 15.75 Ft

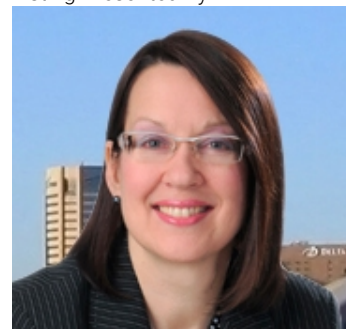
Dining room 13.50 Ft x 11.00 Ft

Kitchen 11.33 Ft x 10.33 Ft

Other 19.00 Ft x 5.50 Ft

Storage 10.25 Ft x 7.25 Ft

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net