



## 9427 Palliser Place Calgary Alberta

\$789,900

Nestled in a prime location, this bright and inviting 4-bedroom, 2-bathroom home is perfect for families and investors alike. Situated on a desirable corner lot, this property not only offers enhanced curb appeal but also presents exciting redevelopment potential for future projects. With mature trees and a low-maintenance front and backyard, this home provides a serene retreat while still being just minutes from schools, hospitals, and shopping centers. Families will appreciate the short 4-minute walk to Nellie McClung Elementary School or the 3-minute drive to John Ware Junior High. Making your morning a tad less hectic. For healthcare, Rockyview General Hospital is only a 8-minute drive away, ensuring peace of mind in case of emergencies. Daily necessities are easily met with Glenmore Landing Shopping Centre just a 5-minute drive away, while Southcentre Mall and Chinook Centre--offering a wide selection of shops, dining, and entertainment--are both within a 10-minute drive. The spacious backyard features a large deck, perfect for entertaining or relaxing in the sun. For those with an RV or extra vehicles, dedicated RV parking provides added convenience. Additionally, the wide back lane, combined with the corner lot positioning, enhances the potential for future redevelopment, including the possibility of a laneway home or other investment opportunities. Inside, natural light floods the space throughout the day, creating a warm and welcoming atmosphere. The home has been thoughtfully updated, with a new roof (2018), deck and water tank (2019), and updated windows and main floor flooring (2020)--ensuring modern comfort and peace of mind for years to come. With easy access to Glenmore Reservoir and South Glenmore Park, outdoor activities like sailing, biking, and scenic walks are just moments from your doorstep. Whether you're looking for a move-in-ready home or a prope...

3pc Bathroom 5.67 Ft x 9.67 Ft  
Bedroom 16.92 Ft x 18.75 Ft  
Laundry room 8.50 Ft x 19.00 Ft  
Family room 24.25 Ft x 12.00 Ft  
Storage 9.50 Ft x 9.67 Ft  
4pc Bathroom 8.17 Ft x 7.25 Ft

Bedroom 8.83 Ft x 10.17 Ft  
Bedroom 9.25 Ft x 10.50 Ft  
Dining room 8.92 Ft x 9.50 Ft  
Kitchen 10.00 Ft x 17.33 Ft  
Living room 18.25 Ft x 12.33 Ft  
Primary Bedroom 13.25 Ft x 10.17 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca