

9427 Palliser Place SW  
Calgary, Alberta

MLS # A2252492

**\$719,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Palliser                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,138 sq.ft.                                                              | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking                                 |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Gentle Sloping, Landscaped, |               |                   |

|                    |                                                                                                          |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Vinyl                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage |                   |      |

**Inclusions:** N/A

**\*\*MASSIVE PRICE REDUCTION\*\*** 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 property with prime redevelopment potential, this property offers a rare blend of location, convenience, and charm. Don't miss your chance to make it yours—schedule a viewing today!