

# \$649,900 - 9807 Palistone Road Sw, Calgary

MLS® #A2254702

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.20 Acres

Palliser, Calgary, Alberta

Welcome to Palliser, one of Calgary's most desirable and family-friendly communities. This 4-level split has been owned by the same family for over 50 years and sits proudly on an oversized corner lot surrounded by mature trees. Step inside to a bright and spacious living room with oak hardwood floors and plenty of room for furniture placement. An attached dining room offers French doors leading onto an oversized deck and is the perfect spot for indoor/outdoor entertaining. Enjoy preparing your favorite meals in a well-sized kitchen highlighting plenty of cabinet and counter space. There is also an eat-in nook which is ideal for casual meals. Moving to the upper level, you'll discover three spacious bedrooms, all with immaculate oak hardwood, plus a 4-piece family bathroom and excellent closet storage. On the lower third level, a cozy family room with a mid-century wood-burning fireplace sets the stage for movie nights and games with loved ones. This level also includes a 4th bedroom and a convenient 2-piece bathroom, making it a comfortable retreat for guests or older kids. The lower level offers additional flex space, laundry, storage, and endless potential to suit your lifestyle. The detached double garage provides sheltered parking and year-round convenience. Palliser's tree-lined streets, close-knit community, and unbeatable location make it one of Calgary's most desirable neighbourhoods. Schools, parks, the Glenmore Reservoir



pathway system, and shops are just minutes away, with quick access to Glenmore and Stoney Trail for easy commuting. This home has been thoughtfully cared for over five decades and is now ready for its next chapter!

Built in 1968

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254702      |
| Price          | \$649,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,193         |
| Acres          | 0.20          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 9807 Palistone Road Sw |
| Subdivision | Palliser               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 3W1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Storage                                                            |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, |

|                 |                                  |
|-----------------|----------------------------------|
|                 | Window Coverings, Water Softener |
| Heating         | Forced Air                       |
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Wood Burning                     |
| Has Basement    | Yes                              |
| Basement        | Finished, Partial                |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Corner Lot, Treed |
| Roof              | Asphalt Shingle              |
| Construction      | Brick, Wood Siding           |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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