

# \$849,900 - 286 Palisbriar Park Sw, Calgary

MLS® #A2231590

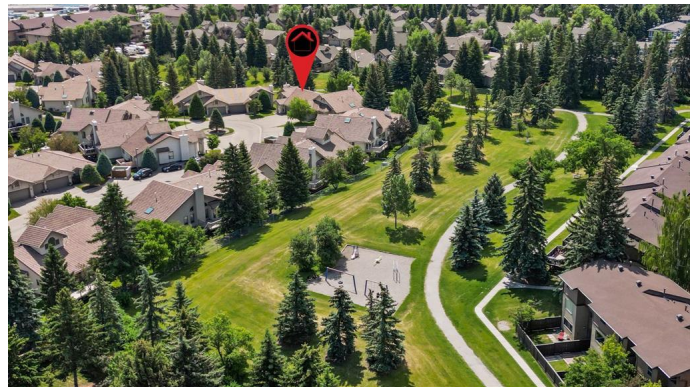
**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Location, location! This impeccably maintained walk-out bungalow is in one of the best locations in the sought-after 55+ complex of Briar Park Estates. It offers over 3,000 sq ft of beautifully developed living space, thoughtfully designed for comfort, entertaining, and easy living. The bright, open-concept main floor features large windows, soaring ceilings and a spacious living/dining room with a cozy gas fireplace. A timeless cream kitchen boasts high-end appliances, custom cabinets, a functional peninsula with seating for four, and direct access onto a fabulous large sunny balcony that overlooks mature trees and green space. There is a newer electronic retractable awning and a gas hookup for the BBQ. Adjacent to the kitchen is a fabulous, bright space which is currently used as a dining room but could easily function as a family room. The primary suite offers ample closet space and a spacious ensuite with dual sinks, a soaker tub, and a separate shower. Completing the main level is a convenient office/den with custom built-ins, a 2 piece guest bath, laundry room with sink, and extra storage. A fully finished walk-out level highlights a recreation room with custom built-ins with an electric fireplace and access to a lower level patio. There are three additional bedrooms, a 4 piece bath, and storage galore. Additional highlights include air conditioning and an oversized double attached garage. This is downsizing without compromise. An exceptional villa in a quiet, well-managed complex close to all major



amenities. Don't miss out on this opportunity!

Built in 1989

### Essential Information

MLS® #	A2231590
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	286 Palisbriar Park Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5H7

### Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Storage, Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood,

	Washer, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	June 23rd, 2025
Zoning	M-CG d17

## Listing Details

Listing Office	RE/MAX House of Real Estate
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