

# \$985,000 - 2025 Palermo Way Sw, Calgary

MLS® #A2231513

**\$985,000**

2 Bedroom, 3.00 Bathroom, 1,862 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

\*OH | Saturday & Sunday | June 28-29 | 2-4:30pm\* Immaculate Luxury Villa Style Bungalow, a rare opportunity to enjoy graceful community living at highly sought after West Park Villas in prestigious Palliser. This spacious bungalow nestled on a quiet street offers 2 large bedrooms with a possible third, 3 full bathrooms and a generous 3374 total sqft of elegant living space.

From the moment you enter, youâ€™ll be struck by the grand layout, featuring high ceilings, large windows, and generously sized principal rooms that create an airy and inviting atmosphere. The well appointed kitchen flows seamlessly into the family room with cozy fireplace. Enjoy peaceful mornings or relaxing evenings on your sunny balcony overlooking a lush forested backdrop that offers unmatched privacy and a true connection to nature. Retreat to the oversized primary suite with ensuite washroom and walk-in with California Closet system.

Downstairs, the thoughtfully laid out basement hosts a massive recreation room with fireplace, offering the perfect space for family gatherings, a home theatre, fitness equipment or a games area. Thereâ€™s also a second spacious bedroom, a workshop or hobby room, and a full bathroom.

Designed with elegance and comfort in mind, this rare offering combines the ease of condo living with the spaciousness and privacy of a lushly forested tranquil community setting. All this while being minutes from top-tier



amenities including the shops at Glenmore Landing, Rockyview Hospital, Glenmore Sailing Club, and the walking and biking pathways at beautiful Glenmore reservoir. A must-see home for those seeking comfort, space, and tranquility in one of the city’s finest neighbourhoods.

Built in 1992

**Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | A2231513            |
| Price          | \$985,000           |
| Bedrooms       | 2                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,862               |
| Acres          | 0.00                |
| Year Built     | 1992                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2025 Palermo Way Sw |
| Subdivision | Palliser            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V 3P1             |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Park, Parking, Snow Removal, Gazebo  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Owned, Side By Side |
| # of Garages   | 2  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings                                |
| Heating           | Central, Forced Air  |
| Cooling           | Central Air, Partial   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Mantle, Blower Fan, Recreation Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Awning(s), Balcony, BBQ gas line, Rain Gutters  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Street Lighting, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 8               |
| Zoning         | M-C1            |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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