

107 Palis Way SW  
Calgary, Alberta

MLS # A2165656



**\$699,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Paved		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** Lower freezer, garage door opener with one control

Opportunity knocks! Perched high off the street, this 1,320 sq. ft. bungalow has been meticulously maintained and is just steps from Nellie McClung Elementary and John Ware Junior High. The front entry leads you into a bright living room with a charming stone fireplace. A spacious dining room is strategically positioned between the kitchen and living rooms and features sliding glass doors opening onto a deck that is ideal for entertaining. Ample space for king-size furniture exists in the primary bedroom and includes a walk-in closet with built-ins plus a 2 piece ensuite. Two additional bedrooms on the main floor are served by an updated four-piece family bathroom. Enjoy cooking family meals in a sunny kitchen highlighting a full appliance package, ample counter and cupboard space plus a nook with a large picture window flooding the space with natural light. A fully developed lower level includes an oversized bedroom and another four-piece bathroom along with a utility room housing the laundry and extra storage. An expansive recreation room provides extra space for the family. Completing this perfect family home is a double detached garage. If you are looking for a house in excellent condition in a family-friendly community, then you have just found your home!