16 2121 98 Avenue SW

Calgary | Active | MLS® A2356791

$849,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2003**	**1,411.92 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Open house on Saturday, November 21, 12-2pm SPACE, SUNSHINE & AN EXCEPTIONAL LOCATION IN PALLISER! Offering over 2,700 sq. ft. of thoughtfully designed living space, this beautifully maintained semi-detached bungalow is a wonderful opportunity to enjoy comfortable, easy living in a highly desirable community. Lovingly cared for by its original owner, this home showcases a functional layout, timeless features and an abundance of natural light throughout. The inviting main floor features beautiful hardwood flooring, soaring vaulted ceilings and large windows that create a bright and welcoming atmosphere. The spacious living and dining areas offer plenty of room to entertain or simply relax and enjoy everyday living. The well-designed layout includes two bedrooms, highlighted by a generous primary retreat complete with a walk-in closet and private 5-piece ensuite. A second bedroom and additional living space provide flexibility for guests, a home office or hobbies. The fully developed WALKOUT basement adds tremendous value and versatility, featuring an additional bedroom, full bathroom, an enormous recreation room and a wet bar - an ideal setup for entertaining, hosting family and friends or creating the ultimate relaxation space. The walkout provides convenient access to the outdoor patio, while the south-facing exposure brings in plenty of sunshine. Enjoy your morning coffee or unwind at the end of the day on either the sunny patio or the south-facing balcony. Completing this fantastic home is an attached double garage and plenty of storage space to keep everything organized. Plenty of upgrades including NEW FURNACE, NEW AC and NEW HOT WATER ON DEMAND. Located in the sought-after community of Palliser, you'll appreciate the convenience of being close to GLENMORE RESERVOIR, SOUTHLAND LEISURE CENTER, shopping, restaurants, parks, public transit and a variety of everyday amenities. With its generous living space, bright and functional design, excellent condition and outstanding location, this is an opportunity to enjoy bungalow living at its best!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356791
Bedrooms	3
Bathrooms	3
Year Built	2003
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,411.92 sq. ft.
Main Level Finished Area:	1,411.92 sq. ft.
Below Grade Finished Area:	1,335.64 sq. ft.
Condo Fee:	$631.27
Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Parking, Professional Management, Reserve Fund Contributions
Lot Area:	3,950 sq. ft.
Lot Frontage:	39'3¼"
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0310503
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Wyngate of Pumphill
Community:	Palliser
Amenities:	Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Bedroom · 16'9" × 9'1" ·
Main Floor	Dining Room · 9'6" × 9' ·
Main Floor	Family Room · 10'8" × 9'1" ·
Main Floor	Foyer · 8'1" × 7'3" ·
Main Floor	Kitchen · 10'6" × 8'11" ·
Main Floor	Living Room · 22'10" × 11'11" ·
Main Floor	Mud Room · 9'11" × 5'3" ·
Main Floor	Bedroom - Primary · 14'7" × 11'9" ·
Basement	Other · 4'9" × 4'3" ·
Basement	Bedroom · 11'6" × 10'11" ·
Basement	Game Room · 31'3" × 20'6" ·
Basement	Storage · 28'5" × 27'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Primary Downstairs, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-2121-98-avenue-sw-calgary-a2356791/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.