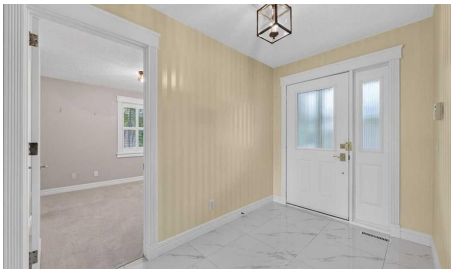
2025 Palermo Way SW

Calgary | Active | MLS® A2339986

$1,049,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1992**	**1,860.01 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

Tucked into the peaceful West Park Villas in Palliser, this spacious bungalow villa offers a wonderful combination of privacy, comfort and low-maintenance living. With over 3,300 sq. ft. of developed living space, the home features two bedrooms, a main-floor office and three full bathrooms, with an open and functional layout throughout. The bright main level features 9’ ceilings, hardwood flooring and triple-glazed windows, with the majority replaced in 2025. The well-sized kitchen opens to the family room with fireplace and adjoining breakfast nook, while the sunny balcony overlooks a lush, treed backdrop and offers a private place to relax outdoors. The oversized primary suite includes a full ensuite and walk-in closet, while a front den/office completes the main level. Downstairs, the fully developed lower level offers plenty of additional living space with an expansive recreation room and second fireplace, ideal for entertaining, movie nights, a home gym or hobbies. A large second bedroom, full bathroom, office, workshop/hobby room and excellent storage complete the lower level. Additional features include dual high-efficiency furnaces and high-efficiency water heater and an attached garage with a full rectangular layout and epoxy-coated floor. Enjoy the convenience of villa living without sacrificing space, just steps from the Glenmore Reservoir pathway system and a short drive to Glenmore Landing, Rockyview General Hospital, public transit and everyday amenities. A spacious and well-located home in one of Calgary’s most established southwest communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339986
Bedrooms	2
Bathrooms	3
Year Built	1992
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa

Total Living Area:	1,860.01 sq. ft.
Main Level Finished Area:	1,860.01 sq. ft.
Below Grade Finished Area:	1,558.53 sq. ft.
Condo Fee:	$1,074.33
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1992 (Age: 34)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9211116
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Cedar Shake

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	West Park Phase I
Community:	Palliser
Amenities:	Gazebo
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Blue Couch in Lower Level with pull-out full bed, second refrigerator.
Restrictions:	Easement Registered On Title, Encroachment, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 10'3" × 6'3" ·
Main Floor	Dining Room · 12'5" × 12' ·
Main Floor	Living Room · 17'8" × 12'11" ·
Main Floor	Office · 12'7" × 10'11" ·
Main Floor	Family Room · 13' × 12' ·

Main Floor	Kitchen · 19'5" × 11'7" ·
Main Floor	Bedroom - Primary · 15'11" × 12' ·
Main Floor	Walk-In Closet · 7'2" × 6'7" ·
Main Floor	Laundry · 7'5" × 5'11" ·
Lower Level	Game Room · 22'1" × 22'1" ·
Lower Level	Bedroom · 14'9" × 13'7" ·
Lower Level	Workshop · 17'7" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Exterior Features:	Awning(s), Balcony, Lighting
Patio And Porch Features:	Awning(s), Balcony(s)
Lot Features:	Backs on to Park/Green Space, Gazebo, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2025-palermo-way-sw-calgary-a2339986/

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