

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

MLS® #A2231590

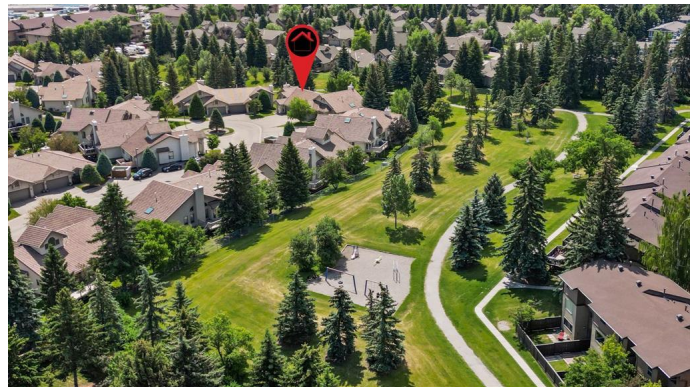
**\$849,900**

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, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer, Built-In

	Refrigerator, 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, Private, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	1
Zoning	M-CG d17

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.