

# \$829,900 - 9427 Palliser Place Sw, Calgary

MLS® #A2202372

**\$829,900**

4 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.15 Acres

Palliser, Calgary, Alberta

Nestled in a prime location, this bright and inviting 4-bedroom, 2-bathroom home is perfect for families and investors alike. Situated on a desirable corner lot, this property not only offers enhanced curb appeal but also presents exciting redevelopment potential for future projects.

With mature trees and a low-maintenance front and backyard, this home provides a serene retreat while still being just minutes from schools, hospitals, and shopping centers. Families will appreciate the short 4-minute walk to Nellie McClung Elementary School or the 3-minute drive to John Ware Junior High. Making your morning a tad less hectic.

For healthcare, Rockyview General Hospital is only a 8-minute drive away, ensuring peace of mind in case of emergencies. Daily necessities are easily met with Glenmore Landing Shopping Centre just a 5-minute drive away, while Southcentre Mall and Chinook Centreâ€”offering a wide selection of shops, dining, and entertainmentâ€”are both within a 10-minute drive.

The spacious backyard features a large deck, perfect for entertaining or relaxing in the sun. For those with an RV or extra vehicles, dedicated RV parking provides added convenience. Additionally, the wide back lane, combined with the corner lot positioning, enhances the potential for future



redevelopment, including the possibility of a laneway home or other investment opportunities.

Inside, natural light floods the space throughout the day, creating a warm and welcoming atmosphere. The home has been thoughtfully updated, with a new roof (2018), deck and water tank (2019), and updated windows and main floor flooring (2020)â€”ensuring modern comfort and peace of mind for years to come.

With easy access to Glenmore Reservoir and South Glenmore Park, outdoor activities like sailing, biking, and scenic walks are just moments from your doorstep. Whether you're looking for a move-in-ready home or a property with prime redevelopment potential, this property offers a rare blend of location, convenience, and charm. Don't miss your chance to make it yoursâ€”schedule a viewing today!

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202372    |
| Price          | \$829,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,138       |
| Acres          | 0.15        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 9427 Palliser Place Sw |
| Subdivision | Palliser               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 3T3                |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                    |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Living Room, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Garden, Private Yard, Rain Gutters   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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