

# \$649,900 - 2407 98 Avenue Sw, Calgary

MLS® #A2220758

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.14 Acres

Palliser, Calgary, Alberta

Welcome to this fabulous home with over 1900 sq ft of living space, located in desirable Palliser. The upper level opens to a welcoming living room with vaulted natural wood ceilings and a sliding glass door leading onto a balcony - a perfect spot for morning coffee. A stone-faced, wood-burning fireplace adds warmth and character for those chilly winter days. The living and dining areas are openly connected, creating a terrific layout for everyday living and entertaining. A spacious dining room easily accommodates a large table and includes sliding glass doors that open onto an oversized south-facing yard with a deck - ideal for relaxing or entertaining. A country-style kitchen is well maintained and highlights plenty of cabinetry, ample counter space, and room for a breakfast table. Down the hall, you'll find three well-proportioned bedrooms, set apart from the main living areas for added privacy. The two secondary bedrooms are perfect for children, guests, or even a home office. The spacious primary bedroom offers a peaceful escape, complete with spacious closet space and its own private 4-piece ensuite. Completing the upper level is a 4 piece family bath. The lower level of the home provides a second large living area complete with a secondary wood-burning fireplace. Whether used as a family room, games room, or home theatre, this space offers great flexibility to suit your needs. The lower level also includes a combined laundry room and a 2-piece bathroom. The attached



double garage provides added convenience, especially during the colder months. Palliser offers close proximity to top-rated schools, the Southland Leisure Centre, and the scenic pathways of the Glenmore Reservoir, along with convenient access to major routes like Stoney Trail. This well-loved home offers a fantastic opportunity for a growing family in a prime location.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220758    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,299       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2407 98 Avenue Sw |
| Subdivision | Palliser          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 4S7           |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Vaulted Ceiling(s)                                           |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 2                                                                                                                |
| Fireplaces        | Basement, Living Room, Wood Burning, Stone                                                                       |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Private Yard             |
| Lot Description   | Back Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Siding                       |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 7              |
| Zoning         | R-CG           |

## Listing Details

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

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