

\$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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