

# \$1,099,000 - 1908 Palliser Drive Sw, Calgary

MLS® #A2212951

**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 2,003 sqft

Residential on 0.24 Acres

Pump Hill, Calgary, Alberta

Welcome to this exceptional walk-out bungalow in the community of Pump Hill. With over 3,800 sq. ft. of developed living space, this four-bedroom home impresses from the moment you walk in. Vaulted ceilings and expansive windows flood the main living area with natural light and frame sweeping views of the private backyard. A cozy wood-burning fireplace adds warmth to the sunlit living room, while the spacious dining area is ideal for hosting family and friends. The kitchen is a chef's delight, featuring an oversized island with a breakfast bar, stainless steel appliances, granite countertops, and a walk-in pantry. Step out from the main living area to the upper deck, a perfect spot for morning coffee or soaking up the sun. The main floor includes a spacious primary bedroom with a four-piece ensuite boasting a soaker tub, double vanities, and a walk-in closet. A second bedroom with its own private three-piece ensuite is the ideal spot for guests or a home office. Additional main floor highlights include a two-piece powder room and a convenient laundry/mudroom. A lower level walk-out offers versatility with an expansive family room, second wood-burning fireplace, two additional bedrooms, a full bath, and a dedicated office (or potential fifth bedroom). A massive recreation or hobby room provides flexible space for a playroom, games area, or workshop. Walk straight out to a beautifully treed quarter-acre yard -private, peaceful, and perfect for entertaining. Additional features



include an irrigation system, attached double garage, and a unique design. This home offers space and comfort in an executive community - everything youâ€™ve been looking for!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212951    |
| Price          | \$1,099,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,003       |
| Acres          | 0.24        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1908 Palliser Drive Sw |
| Subdivision | Pump Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V3T2                 |

**Amenities**

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

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator,                                          |

|                 |                                                          |
|-----------------|----------------------------------------------------------|
|                 | Washer, Water Softener, Window Coverings                 |
| Heating         | Forced Air, Natural Gas                                  |
| Cooling         | None                                                     |
| Fireplace       | Yes                                                      |
| # of Fireplaces | 2                                                        |
| Fireplaces      | Basement, Brick Facing, Living Room, Stone, Wood Burning |
| Has Basement    | Yes                                                      |
| Basement        | Finished, Full, Walk-Out                                 |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                    |
| Lot Description   | Back Yard, Landscaped, Many Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                           |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding                    |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

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

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