

# \$849,900 - 2212 98 Avenue Sw, Calgary

MLS® #A2219824

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,280 sqft  
Residential on 0.15 Acres

Palliser, Calgary, Alberta

Opportunity knocks! Welcome to this beautifully maintained and thoughtfully upgraded bungalow in desirable Palliser. Located on a quiet street and just a short walk to fabulous public schools, parks, shopping and public transportation. Step inside and discover an inviting living room with warm engineered hardwood flooring, a stone fireplace and plenty of room for furniture placement. The adjacent dining room comfortably fits a large table and features a French door that opens to a covered outdoor room - an ideal space for entertaining that seamlessly extends the indoor living area. This inviting deck showcases a vaulted wooden ceiling with exposed beams, retractable sunshades for added comfort, and a warm touch of rustic charm. The heart of the home is the amazing kitchen, boasting a large center island with a breakfast bar, full height white cabinets, quartz countertops, and an abundance of workspace - ideal for both everyday cooking and entertaining. An oversized primary suite offers a beautifully upgraded three piece ensuite with a walk-in shower finished in glossy white tiles. Completing the main floor is an additional oversize bedroom and a 4 piece upgraded family bath. The lower level offers a comfortable and versatile living space, featuring two spacious bedrooms which is perfect for family or guests. The recreation room comes with an electric fireplace providing a fun ambience for cozy evenings. There is



also a dedicated office along with a spacious laundry room and added storage. An oversized (30' x 24') garage provides plenty of room for vehicles and a work shop. There are pull down stairs leading up to the garage attic if more storage is required. Additional features include newer windows, solar panels for energy efficiency, and stylish lighting throughout adding a modern touch to this well maintained home. Experience the charm of living in Palliser, a family-friendly community known for its warmth and sense of belonging.

Built in 1968

**Essential Information**

MLS® #	A2219824
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2212 98 Avenue Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0Z1

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated

	Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Stone, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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