\$252,900 - 1603, 2520 Palliser Drive Sw, Calgary

MLS® #A2089055

\$252,900

2 Bedroom, 1.00 Bathroom, 983 sqft Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Nestled within the sought-after SW community of Oakridge, this townhome in Palace Oaks presents an excellent opportunity for both first-time homebuyers and investors.

Positioned in a fantastic location overlooking a lush green space, this residence boasts 2 bedrooms, 1 bathroom, and nearly 1000 square feet of living space.

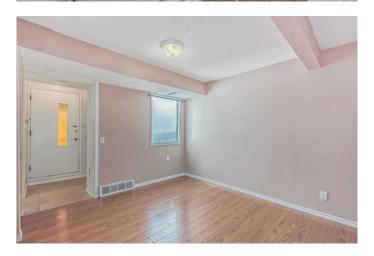
The main level welcomes you with a well-lit and spacious living room, leading to sliding patio doors that open to a generous west-facing balcony. Additionally, there's a separate dining area for your convenience. The galley-style kitchen is bathed in natural light from a large window above the sink, complemented by white cabinetry.

Upstairs, you'll find 2 bedrooms, including a generously proportioned master bedroom, along with a 4-piece bathroom and a strategically placed laundry area. This unit features BRAND NEW HIGH GRADE CARPET. The complex offers added benefits like a covered carport, extra visitor parking, and is a pet-friendly community. The exterior has recently been updated with new paint on the doors and decks.

Living in Oakridge means you'll be ideally situated near excellent schools, shopping options, the Southland Leisure Center, and the RockyView Hospital. Furthermore, you'll be just minutes away from some of Calgary's







finest outdoor spaces, including the Glenmore Sailing Club, South Glenmore Park, Heritage Park, and Weaslehead Flats. Convenient access to Stoney Trail and Chinook Center is also at your doorstep.

Don't miss out on this outstanding opportunity to own a townhome in this highly coveted community. Schedule your viewing appointment today!

Built in 1976

Essential Information

MLS® # A2089055
Price \$252,900
Sold Price \$246,500

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 983

Acres 0.00 Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Sold

Community Information

Address 1603, 2520 Palliser Drive Sw

Subdivision Oakridge
City Calgary
County Calgary
Province Alberta
Postal Code T2V4S9

Amenities

Amenities None

Parking Spaces 1

Parking Assigned, Carport, Stall

Interior

Interior Features Storage

Appliances Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Playground

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2023

Date Sold November 6th, 2023

Days on Market 14

Zoning M-C1 HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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