

# \$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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