

# \$249,900 - 1703, 2520 Palliser Drive Sw, Calgary

MLS® #A2106014

**\$249,900**

2 Bedroom, 1.00 Bathroom, 1,017 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome home to #1703 2520 Palliser Drive SW! - This townhouse in the heart of Oakridge offers a fantastic opportunity for anyone looking for a cozy yet spacious living space. Enjoy the abundant natural light throughout this 2 bedroom, 1 bathroom unit featuring over 1000 sqft of living space. This well-maintained home showcases numerous upgrades including updated appliances, newer carpet, tile, and paint. The sunlit living room opens onto the private south-facing patio " perfect for enjoying your morning cup of coffee or a summer BBQ! A separate dining area and bright white kitchen complete the main floor living space. The spacious primary bedroom offers extra room for a home office or sitting area, and the second bedroom has ample space as well. The full 4-piece bathroom includes a newer stacked washer/dryer making laundry day a breeze! This beautiful, well-managed complex features ample green spaces and a strong sense of community. The prime location is just minutes from Southland Leisure Centre, transit, the Glenmore Reservoir, and Stoney Trail. Benefit from the convenience of having top-rated schools within walking distance, including Nellie McClung Elementary School, John Ware Middle School, and Louis Riel (K-9 with GATE program). Additionally, numerous restaurants and stores are just a short stroll away. Whether you're a first-time buyer or a savvy investor (all furniture is negotiable), this property presents an array of opportunities. Book your viewing today to



discover all that this home has to offer!

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2106014      |
| Price          | \$249,900     |
| Sold Price     | \$249,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,017         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1703, 2520 Palliser Drive Sw |
| Subdivision | Oakridge                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2V 4S9                      |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Park, Visitor Parking |
| Parking Spaces | 1                     |
| Parking        | Assigned, Stall       |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |

|                 |              |
|-----------------|--------------|
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Basement        | None         |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Other                            |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 8th, 2024  |
| Date Sold      | February 27th, 2024 |
| Days on Market | 19                  |
| Zoning         | M-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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