

\$299,900 - 108, 2520 Palliser Drive Sw, Calgary

MLS® #A2107973

\$299,900

2 Bedroom, 1.00 Bathroom, 1,022 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

This stylish, comfortable unit in a well-managed late mid-century modern complex with many recent upgrades awaits a new owner. Main floor offers very good use of space with a large livingroom complete with dining area, efficient, pleasant galley style kitchen with new cupboards, countertops and dishwasher. As well, generous storage can be found in the pantry and hall closet next to the main entrance door. The main floor and basement entry are enhanced by new Oak laminate flooring. The spacious private deck faces a lovely treed courtyard with play area for children and is newly fitted with an Energy Star certified sliding door. The wide staircase with a landing leads to two good size bedrooms, each with a large closet, and the spacious 4 piece bathroom with newly installed (2023) stacking washer/dryer unit beside a generous linen closet. The most recent upgrade in December 2023 is the furnace replacement 60,000 btus two stage Goodman furnace complete with warranty. The assigned parking is partially covered and conveniently located in front of the basement entrance which was recently fitted with a new steel door. This great SW location is pet friendly with walking and biking trails around the Reservoir, also easy access to downtown. Additionally storage can be found in the crawl space under the basement stairs. 1022 sq ft above grade includes the 98 Sq ft on the back entry level. Fireplaces cannot be used in any units as per new bylaws.



Built in 1976

Essential Information

MLS® #	A2107973
Price	\$299,900
Sold Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,022
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	108, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 13th, 2024
Days on Market	26
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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