

\$260,000 - 803, 2520 Palliser Drive Sw, Calgary

MLS® #A2112458

\$260,000

2 Bedroom, 1.00 Bathroom, 1,090 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

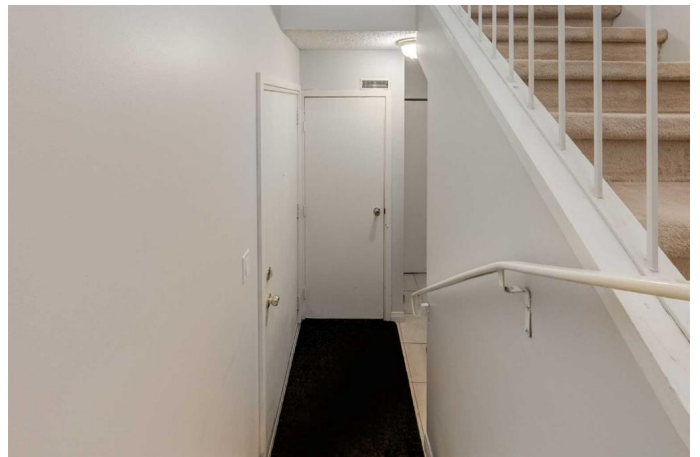
Nestled in the sought-after community of Oakridge, this conveniently located townhouse offers an exceptional lifestyle opportunity. Boasting a prime location just steps away from the scenic South Glenmore Park, residents enjoy unparalleled access to natural walking trails, biking paths, a delightful splash park, and serene boating facilities.

This charming townhouse features two spacious bedrooms, a generously-sized living room, a welcoming dining area, and a separated kitchen, providing ample space for comfortable living. Conveniently, a designated parking stall is located right outside the unit for hassle-free parking.

Recent upgrades enhance the appeal of this property, including freshly painted interiors and several key updates such as all-new windows installed in 2022, a new water tank in 2022, a low flow toilet installed in 2024, and newer appliances including a washer and stove both replaced in 2022.

In addition to its exceptional amenities, Oakridge offers proximity to premier shopping destinations like Glenmore Landing and Oakridge Crossing, where you'll find convenient grocery options including Coop and Safeway.

Families will appreciate the educational opportunities available in the area, with the



highly acclaimed Louis Reil School located right within the community. Louis Reil School offers programs such as the SW Science Alternative Program for Kindergarten to Grade 9 and the South Calgary Gifted and Talented Program (GATE) for Grades 4-9. Nearby schools like Nellie McClung School (K-6) and John Ware School (7-9) further enrich the educational landscape.

For high school students, Henry Wise Wood High School (10-12) awaits, renowned for its prestigious International Baccalaureate (IB) program, setting the stage for academic excellence and personal growth.

Don't miss this opportunity to make Oakridge your home sweet home! Schedule your viewing today and experience the epitome of modern living in this exceptional townhouse. Contact us now to arrange your private tour.

Built in 1976

Essential Information

MLS® #	A2112458
Price	\$260,000
Sold Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,090
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Sold

Community Information

Address	803, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 17th, 2024
Days on Market	12
Zoning	M-C1

HOA Fees 0.00

Listing Details

Listing Office Bow Realty

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