

# \$284,900 - 508, 2520 Palliser Drive Sw, Calgary

MLS® #A2124480

**\$284,900**

2 Bedroom, 1.00 Bathroom, 1,084 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to your new home! Imagine living in a peaceful community just a 10-minute walk away from Glenmore Park & Reservoir. If you're an outdoor enthusiast who loves to chill, walk, run, or bike, then this is the perfect place for you. This beautiful townhouse is also conveniently located close to Heritage Park, Glenmore Landing, and several other cool spots. You'll never run out of things to do around here. Plus, getting around the city is easy with quick access to Glenmore and Stoney Trail and a Bus Rapid Transit station nearby. As soon as you step into this townhouse, you'll feel right at home. It's not just move-in ready, it's been lovingly updated with fresh interiors and newer windows that tie the place together. The main living level has all the boxes checked, with the updated kitchen, dining and living room with access to your private balcony surrounded by large beautiful trees. Upstairs, you'll find two bedrooms, a modern bathroom with a double sink vanity, and laundry too! No need to worry about parking, as you'll have a covered spot right by the entrance. This is a pet friendly complex. This townhouse has a lot to offer and we can't wait for you to see it in person. Don't miss this opportunity to make it your own! Please see the video and 3D tour.

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2124480      |
| Price          | \$284,900     |
| Sold Price     | \$310,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,084         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 508, 2520 Palliser Drive Sw |
| Subdivision | Oakridge                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2V 4S9                     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other                   |
| Parking Spaces | 1                       |
| Parking        | Covered, Plug-In, Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Basement          | None                                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Lot Description   | Landscaped         |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | April 29th, 2024 |
| Days on Market | 10               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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