

\$270,000 - 706, 2520 Palliser Drive Sw, Calgary

MLS® #A2152189

\$270,000

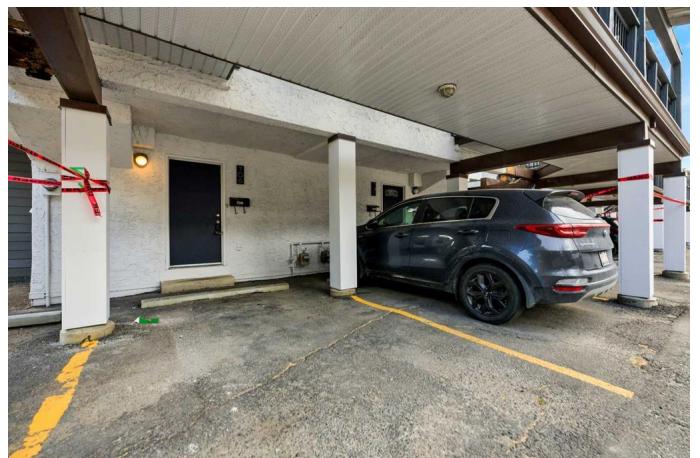
2 Bedroom, 1.00 Bathroom, 1,183 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

What an opportunity with this 2-bedroom end unit townhouse in the heart of Oakridge! This fantastic property is bright and spacious with a superb location right next to all the amenities. You will love the large second floor balcony overlooking Glenmore Reservoir area with no neighboring units in sight. This home has 2 spacious bedrooms on the upper level one with built in desk the other a custom closet, both accompanied by a large full bathroom which hosts laundry and some storage as well. Great open living area with wood burning fireplace and feature wall, spacious kitchen and dining room on the main which also has private access to outside. This complex has recently undergone a variety of exterior improvements, is looking sharp and in great shape! You'll enjoy your own parking space directly in front of your unit with plenty of visitor parking typically unoccupied right across from the unit as well. Your main entrance has lots of daily storage as well as under the stair long term storage. This neighborhood is quiet and safe with great schools™, parks and playgrounds, and is loaded with local amenities. Stoney and 14th street are not far so great for commuting. Enjoy a morning run by the Reservoir, an evening stroll with the dog, take the kids to the spray and skate park. Investors, owners and landlords alike, this property carries a ton of potential and is vacant and ready to go for quick possession.

Built in 1976



Essential Information

MLS® #	A2152189
Price	\$270,000
Sold Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,183
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	706, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Carport, Covered, Off Street, Outside, Stall

Interior

Interior Features	See Remarks
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	Living Room, Wood Burning
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Barbecue, Private Entrance
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 9th, 2024
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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