

# \$324,900 - 1401, 2520 Palliser Drive Sw, Calgary

MLS® #A2163046

**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Incredible Location!!! Bright and Spacious 3 bedroom 2 full bath bungalow end unit backing onto west facing green space! Enjoy the convenience of being within walking distance to Glenmore Reservoir, with easy access to the Ring Road, Glenmore Trail, Stony Trail, and Heritage Park. In addition there's an excellent kids park in the middle of the complex as well as schools, shopping, restaurants, transit and Southland Leisure Centre are close by. Open concept spacious kitchen with upgraded stainless steel appliances lots of counter space & cabinets, perfect for entertaining. Good sized dining area leading to the Vaulted ceilings in the living room with sliding doors to a large private west facing patio & green space. Large primary bedroom with built-ins & full upgraded ensuite with newer tile flooring, vanity & bathtub (which is rare for this complex). There's a good sized 2nd bedroom & 3rd bedroom with ample storage & upgraded main bath. The Laundry room has storage including an under the floor storage area. Hardwood flooring throughout with tile at the entrances & bathrooms. Wine fridge, newer windows, crawl space & dedicated covered parking stall in front of the unit. Great place and amazing Location. Phone today to book an private appointment

Built in 1976

## Essential Information



MLS® #	A2163046
Price	\$324,900
Sold Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

### **Community Information**

Address	1401, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4S9

### **Amenities**

Amenities	Dog Park, Parking, Picnic Area, Playground, Park, Snow Removal
Utilities	Cable Connected
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Bar, Beamed Ceilings, Built-in Features, Wood Counters, Open Floorplan
Appliances	Dishwasher, Refrigerator, Bar Fridge, Electric Stove, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

**Exterior**

Exterior Features	Courtyard, Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Back Yard, Corner Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 5th, 2024
Date Sold	October 29th, 2024
Days on Market	54
Zoning	m-c1
HOA Fees	0.00

**Listing Details**

Listing Office	Rebate Real Estate Inc.
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.