# \$285,000 - 802, 2520 Palliser Drive Sw, Calgary

MLS® #A2184924

### \$285,000

2 Bedroom, 1.00 Bathroom, 1,084 sqft Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Great investment opportunity: Spacious END TOWNHOME unit in the popular south west community of Oakridge, close to schools, shopping, and transportation with Immediate Possession.

The property boasts 1084 square foot of living space with 2 BEDS/1 BATH and comes with COVERED PARKING. Entering the unit from the parking area, you will find a convenient foyer with spacious closet, which provides a great place to put coats and shoes before going up the stairs to the main level. On the main floor level there is a kitchen, separate dining room, and a living room with patio doors opening onto a really good sized balcony-there is also a front door on this level leading onto the covered walkway. On the top floor you will find a good-sized primary bedroom, a second bedroom, plus a full bathroom with laundry area.

This PET-FRIENDLY condo complex is in an amazing location, just around the corner from South Glenmore Park, and the Glenmore Reservoir. Adjacent to the Oak Bay Plaza with its many great services and restaurants. And is just two blocks to Nellie McClung elementary school. Transit is plentiful and getting around and out of the city is super easy with the quick access to Stoney Trail.

\*\*\*Condo fees include: Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash.\*\*\*- \*\*SELLER PRIVATE MORTGAGE







AVAILABLE WITH \$20K DOWN (to qualified buyers)\*\*\*-

Contact your favourite Realtor today to book a showing and find out why this could be a smart move for you.

Built in 1977

#### **Essential Information**

MLS® # A2184924 Price \$285,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,084 Acres 0.00 Year Built 1977

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 802, 2520 Palliser Drive Sw

Subdivision Oakridge
City Calgary
County Calgary
Province Alberta
Postal Code T2V 4S9

#### **Amenities**

Amenities Trash, Visitor Parking, Parking, Playground

Parking Spaces 1

Parking Assigned, Covered, Carport, Stall

#### Interior

Interior Features See Remarks

Appliances Dryer, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Range

Heating Forced Air, Natural Gas

Cooling None

Fireplaces Living Room

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Many Trees

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed January 1st, 2025

Days on Market 92

Zoning M-C1

# **Listing Details**

Listing Office 2% Realty

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