

# \$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	Parking, Trash, Visitor Parking, Playground
Parking Spaces	1
Parking	Assigned, Covered, Carport, Stall

### Interior

Interior Features	See Remarks
Appliances	Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window

	Coverings
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	126
Zoning	M-C1

## Listing Details

Listing Office	2% Realty
----------------	-----------

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.