

# \$259,900 - 1202, 2520 Palliser Drive Sw, Calgary

MLS® #A2194308

## \$259,900

2 Bedroom, 1.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

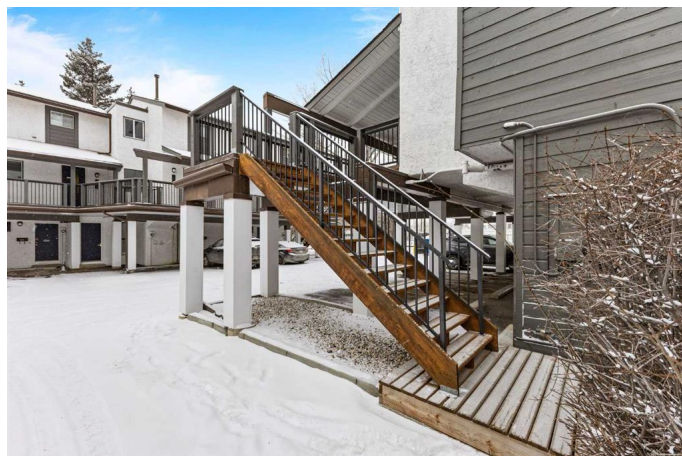
Welcome to Palace Oaks! This home is perfect for the First Time Buyer or Investor looking for the perfect location in one of Calgary's most sought after communities. Located near the end of the complex with excellent proximity to the many parks and green spaces throughout Palace Oaks. The property boasts a unique floor plan with two entrances for your convenience, one off the parking area and one off the upper balcony. The galley style kitchen features ample counter space and cabinets with a large window that cascades natural light into the space. Separate dining area with lots of room for your family gatherers and a nice sized family room with a large deck area to enjoy the amazing natural beauty that Oakridge offers. An open riser style staircase leads you to two good sized bedrooms and full bathroom / Laundry room, very handy. Oakridge is an amazing community surrounded by large trees and parks, literally steps away from Glenmore park and every amenity you can think of, plus recent access to Stoney Trail makes this the ideal location for getting anywhere. You won't want to miss this one. Property was formally rented at \$1750.00 for the past year, contact selling agent for more details.

Built in 1976

## Essential Information

MLS® #                   A2194308

Price                     \$259,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	1202, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4S9

### Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Covered, Carport

### Interior

Interior Features	Separate Entrance
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 17th, 2025
Days on Market	82
Zoning	M-C1

### **Listing Details**

Listing Office	Nineteen 88 Real Estate
----------------	-------------------------

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.