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

MLS® #A2194308

## \$259,900

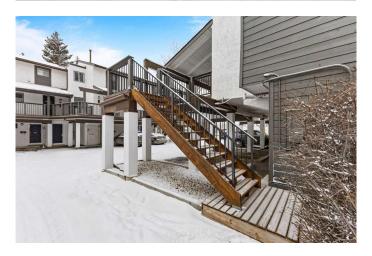
2 Bedroom, 1.00 Bathroom, 1,109 sqft Residential on 0.00 Acres

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 connivence, 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 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, Visitor Parking, Playground

Parking Spaces 1

Parking Carport, Covered

#### 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 49

Zoning M-C1

## **Listing Details**

Listing Office Nineteen 88 Real Estate

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