

601, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2198484



\$279,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt

Basement: None

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 626

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

QUICK POSSESSION AVAILABLE! Spacious and well-located, this 3-bedroom townhome offers over 1,000 sq. ft. of single-level living in the desirable, pet-friendly Palace Oaks complex. Just steps from South Glenmore Park and the scenic trails of Weaselhead Flats, this home is also conveniently close to top-rated schools and shopping. Recent exterior upgrades enhance the complex's appeal, while inside, vaulted ceilings and large sliding glass doors fill the open-concept living and dining areas with natural light. The kitchen boasts ample cabinetry, stainless steel appliances, and a convenient cutout for added connectivity. The primary bedroom is generously sized, complemented by an updated full bathroom, two additional bedrooms, and a large laundry/storage room. Enjoy a private enclosed patio, an assigned parking stall right outside the front door, and the option to assume an additional rented stall for \$35/month. With Oak Bay Plaza next door, Glenmore Landing just minutes away, and quick access to 14th Street, Glenmore Trail, and Stoney Trail, this Oakridge gem is a must-see!