

1405, 2520 Palliser Drive SW  
Calgary, Alberta

MLS # A2198580



**\$265,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 617

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to 1405 Palace Oak! Situated in a prime area of Calgary across the street from Glenmore Park with tennis & sailing. Minutes to Fish Creek Park, Heritage Park, shopping, sports complex, and the reservoir. Live in a quiet community, with great access to the rest of the City, just off 14th Ave SW, and minutes to Glenmore & Southland drive. Excellent three level unit with tons of space, a great layout, 2 Large bedrooms and a HUGE sunny deck! One assigned parking stall included at front of unit entrance. \* In unit laundry and tons of storage!\*\*.