

309, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2198883



\$279,800

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,085 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: \$ 617

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: n/a

This RENOVATED 2-bedroom end-unit stacked townhouse is move-in ready and an excellent opportunity for both first-time buyers and investors! Step into the cozy living room, featuring a wood burning fireplace and a beautiful balcony, perfect for summer relaxation and entertaining. The formal dining area overlooks the balcony and sits adjacent to a functional kitchen with a charming window over the sink, bringing in natural light. Your private main entry is accessible via exterior stairs, offering easy access to the neighborhood's pathways and parks—a dream for walking and outdoor enthusiasts! The lower-level entrance includes: * A furnace room with an updated furnace * Under-stairs storage for extra space * A closet for additional organization * Convenient access to your assigned parking spot (#309) On the upper level, the spacious primary bedroom easily fits a king-sized bed, while the second bedroom offers generous closet space. The brand-new full bathroom features a new vanity and tub, and the laundry room is conveniently located on the same floor as the bedrooms. A 2020 hot water tank is neatly stored in its own closet. Fantastic Location: * Close to Glenmore Reservoir, parks, and scenic pathways * Convenient access to shopping, transit, and amenities This move-in-ready home is waiting for you so schedule your showing today!