

# \$279,800 - 309, 2520 Palliser Drive Sw, Calgary

MLS® #A2198883

**\$279,800**

2 Bedroom, 1.00 Bathroom, 1,085 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

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!

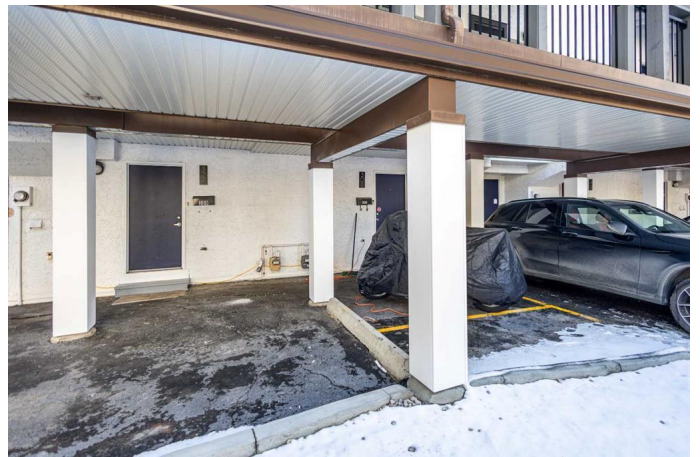
The lower-level entrance includes:

- \* 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!

Built in 1976

### Essential Information

MLS® #	A2198883
Price	\$279,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,085
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	309, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces Wood Burning

Basement None

### **Exterior**

Exterior Features Balcony, Other

Lot Description Other

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 28

Zoning M-C1

### **Listing Details**

Listing Office Premiere Realty Direct

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.