

**802, 2520 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2176685**



**\$299,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Carport, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great investment opportunity: Spacious END TOWNHOME unit in the popular south west community of Oakridge, close to schools, shopping, and transportation with Immediate Possession. The property boasts 1084 square foot of living space with 2 BEDS/1 BATH and comes with COVERED PARKING. Entering the unit from the parking area, you will find a convenient foyer with spacious closet, which provides a great place to put coats and shoes before going up the stairs to the main level. On the main floor level there is a kitchen, separate dining room, and a living room with patio doors opening onto a really good sized balcony-there is also a front door on this level leading onto the covered walkway. On the top floor you will find a good-sized primary bedroom, a second bedroom, plus a full bathroom with laundry area. This PET-FRIENDLY condo complex is in an amazing location, just around the corner from South Glenmore Park, and the Glenmore Reservoir. Adjacent to the Oak Bay Plaza with its many great services and restaurants. And is just two blocks to Nellie McClung elementary school. Transit is plentiful and getting around and out of the city is super easy with the quick access to Stoney Trail. Plus, SELLER WILL CONSIDER PROVIDING A 'VENDOR TAKE BACK MORTGAGE' AT PRIME (5.95%) TO QUALIFIED BUYERS WITH A MINIMUM DOWNPAYMENT OF \$20,000. Contact your favourite Realtor today to book a showing and find out why this could be a smart move for you.