

**1202, 2520 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2194308**



**\$269,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Window Coverings, Washer/Dryer, Refrigerator, Electric Range, MicrowavedHood Fan

Welcome to Palace Oaks! This home is perfect for the First Time Buyer or Investor looking for the perfect location in one of Calgary's most sought after communities. Located near the end of the complex with excellent proximity to the many parks and green spaces throughout Palace Oaks. The property boasts a unique floor plan with two entrances for your convenience, one off the parking area and one off the upper balcony. The galley style kitchen features ample counter space and cabinets with a large window that cascades natural light into the space. Separate dining area with lots of room for your family gatherers and a nice sized family with a large deck area to enjoy the amazing natural beauty that Oakridge offers. An open riser style staircase leads you to two good sized bedrooms and full bathroom / Laundry room, very handy. Oakridge is an amazing community surrounded by large trees and parks, literally steps away from Glenmore park and every amenity you can think of, plus recent access to Stoney Trail makes this the ideal location for getting anywhere. You won't want to miss this one. Property was formally rented at \$1750.00 for the past year, contact selling agent for more details.