

601, 2520 Palliser Drive SW  
Calgary, Alberta

MLS # A2198484



**\$279,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 626
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** None

QUICK POSSESSION AVAILABLE! Spacious and well-located, this 3-bedroom townhome offers over 1,000 sq. ft. of single-level living in the desirable, pet-friendly Palace Oaks complex. Just steps from South Glenmore Park and the scenic trails of Weaselhead Flats, this home is also conveniently close to top-rated schools and shopping. Recent exterior upgrades enhance the complex's appeal, while inside, vaulted ceilings and large sliding glass doors fill the open-concept living and dining areas with natural light. The kitchen boasts ample cabinetry, stainless steel appliances, and a convenient cutout for added connectivity. The primary bedroom is generously sized, complemented by an updated full bathroom, two additional bedrooms, and a large laundry/storage room. Enjoy a private enclosed patio, an assigned parking stall right outside the front door, and the option to assume an additional rented stall for \$35/month. With Oak Bay Plaza next door, Glenmore Landing just minutes away, and quick access to 14th Street, Glenmore Trail, and Stoney Trail, this Oakridge gem is a must-see!