

**1405, 2520 Palliser Drive SW
Calgary, Alberta**

MLS # A2198580



\$265,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,110 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 617
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 1405 Palace Oak! Situated in a prime area of Calgary across the street from Glenmore Park with tennis & sailing. Minutes to Fish Creek Park, Heritage Park, shopping, sports complex, and the reservoir. Live in a quiet community, with great access to the rest of the City, just off 14th Ave SW, and minutes to Glenmore & Southland drive. Excellent three level unit with tons of space, a great layout, 2 Large bedrooms and a HUGE sunny deck! One assigned parking stall included at front of unit entrance. * In unit laundry and tons of storage!**.