

1305, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2228551



\$279,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,015 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:	\$ 635
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Discover the perfect balance of comfort and location in this charming townhouse, ideally situated in the established community of Oakridge. Surrounded by mature trees and green space, this home offers peaceful living with all the conveniences nearby. The main floor features a large living room, dining area, and a functional kitchen — great for daily living and entertaining. Step through the sliding doors to your private deck backing onto lush green space, a serene retreat ideal for relaxing summer evenings, BBQs, or morning coffee. Upstairs, enjoy two well-sized bedrooms, including a spacious primary bedroom with a large closet, plus a 4-piece bathroom and convenient in-suite laundry. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in a well-established neighbourhood with mature trees, quiet streets, and a strong sense of community. Just minutes from transit, schools, shopping, and the Southland Leisure Centre, this location has it all. Don't miss out — make Oakridge your new home today!