112, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2277258

$234,112

Division:	Oakridge
Type:	Residential/Five Plus
Style:	Townhouse-Stacked
Size:	1,086 sq.ft. **Age:** 1976 (50 yrs old)
Beds:	2 **Baths:** 1
Garage:	Assigned, Carport, Covered, Guest, Paved
Lot Size:	-
Lot Feat:	Landscaped, Level, Street Lighting, Treed

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 623
Basement:	None	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance, Storage		

Inclusions: n/a

Welcome to this beautifully updated two-bedroom townhouse, ideally located in a well-maintained Southwest Calgary complex that has recently undergone a thoughtful exterior refresh. Updated in 2020, this home offers a truly turnkey opportunity with modern finishes and a warm, inviting feel throughout. The main living area is anchored by a cozy fireplace with a classic mantel, creating a natural focal point and an ideal space for relaxing evenings or casual entertaining. The layout is both functional and comfortable, allowing the home to live larger than expected. A standout feature is the oversized, exceptionally private patio — a rare and valuable extension of the living space. Whether you’re enjoying quiet mornings with coffee, hosting summer dinners, or simply soaking up the privacy, this outdoor area offers flexibility and charm rarely found in townhouse living. Upstairs, the two well-proportioned bedrooms provide comfortable retreats, while the thoughtful updates ensures the entire home feels cohesive, current, and easy to maintain. The recent updates to the complex further enhance curb appeal and long-term value, offering peace of mind for owners and visitors alike. Set in a convenient location with easy access to amenities, green spaces, and major routes, this townhouse is an excellent fit for first-time buyers, or investors looking for a move-in-ready property with lasting appeal.