

**406, 2520 Palliser Drive SW
Calgary, Alberta**
MLS # A2283292

\$249,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,054 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport, Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 623
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Counters		
Inclusions:	N/A		

Welcome to Palace Oaks, a PET FRIENDLY condo in desirable Oakridge! This charming 2-bedroom, 1-bath townhome offers a well-designed layout and an unbeatable location just steps from the South Glenmore Reservoir. * The open-plan main living area features hardwood flooring, a separate dining room, and a bright living room with patio doors leading to a spacious private balcony. A modern glass and metal stair railing adds a stylish touch throughout the home. The kitchen is both functional and inviting with white shaker-style cabinetry, wood countertops, and appliances including a dishwasher and microwave hood fan. The main-floor foyer includes a convenient storage closet and direct access to the exterior walkway, ideal for visitor entry or heading for a walk. * Upstairs, you'll find a spacious primary bedroom, a comfortable second bedroom, and a large bathroom with laundry, plus a separate hot water tank closet. * The lower level provides direct access to your covered parking stall, generous storage space, and a furnace closet. * This well-managed complex offers visitor parking and a playground, and has benefited from recent updates including a modern refresh with new walkways and exterior painting/maintenance. * Enjoy close proximity to shopping, schools, parks, recreation, amenities, and transit, with quick access to Stoney Trail, 14th Street, and Southland Drive. * PLUS Private Seller Financing available if required with a minimum downpayment of \$14,900 with a 3 year 4.6% fixed mortgage- sfe on CHMC fees. * A fantastic opportunity to own in a sought-after community. Book your showing today and find out why this could be a smart move for you!