



# 2520 Palliser Drive Calgary Alberta

\$285,000

\*\*\*OPEN HOUSE SATURDAY JANUARY 18, 2025 1PM-3 PM\*\*\*. Welcome to your new home at Palace Oak, a pet-friendly complex in the heart of Oakridge, one of Calgary's most desirable neighborhoods. This modern, updated 2-bedroom END UNIT with over 1000 sq ft of living space has easily the BEST LOCATION in the entire complex, backing onto a lush green space and surrounded by mature trees. Just steps away, you'll find Oak Bay Plaza, offering a variety of shopping and dining options. Unit 1302 features a covered parking stall directly in front, with 4 convenient visitor parking spots right next to it. Upon entering, you're greeted by a mudroom with generous space for coats and additional storage under the stairs. The main floor showcases a modern kitchen with stainless steel appliances and a built-in dishwasher, flowing into a separate dining area and a spacious living room. The cozy electric fireplace and newer flooring add warmth and charm to the space. Step outside from the living room onto a large, private deck--perfect for entertaining or enjoying a peaceful morning coffee. Upstairs, you'll find two large bedrooms, a modern bathroom, with new vanity and a laundry room for added convenience. The home also includes a NEWER HIGH-EFFICIENCY FURNACE installed in January 2024, as well as a newer hot water tank. It is only moments away from South Glenmore Park and a 10-minute walk to the Glenmore Reservoir, where you can enjoy scenic walking and biking trails, boating facilities, and a family-friendly spray park. With easy access to major routes like Glenmore and Stoney Trail, as well as a quick drive to downtown Calgary, this townhome offers the perfect blend of comfort, convenience, and location. Don't miss your chance to own this beautiful home! Call your favorite realtor and schedule a viewing today. (id:6769)

Foyer 6.67 Ft x 5.58 Ft  
 Kitchen 8.50 Ft x 7.67 Ft  
 Dining room 10.08 Ft x 8.25 Ft  
 Living room 15.67 Ft x 10.67 Ft

Laundry room 8.92 Ft x 2.83 Ft  
 Primary Bedroom 12.58 Ft x 10.58 Ft  
 Bedroom 9.83 Ft x 8.25 Ft  
 4pc Bathroom 10.75 Ft x 7.67 Ft

Listing Presented By:



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Real Broker

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**RE/MAX Realty Professionals**

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