



## 2520 Palliser Drive Calgary Alberta

\$290,000

Welcome home to your beautiful 2-bedroom townhouse located in the heart of Oakridge! This wonderful property is bright and spacious with the BEST outdoor living set-up in the whole complex! You will LOVE the large, South facing deck with virtually NO neighbouring units in sight! This home has 2 spacious bedrooms on the upper level, complete with living, kitchen and dining room on the main level. The walk-out basement acts as a perfect mud-room set up for coats, backpacks, sporting gear and so much more! Enter the unit right into the mudroom, or use the second floor access to your main living space. This wonderful complex has undergone recent renovations and is looking sharp and in great shape! You'll enjoy your own parking space, with plenty of visitor and street parking as well. The location of this property is ideal - nestled between beautiful tree-lined streets in the mature community of Oakridge. This neighbourhood is quiet and safe, yet has so many conveniences close by. The new Stoney Trail Ring Road nearby makes commuting around the city a breeze!! You'll also LOVE the walking paths throughout the community, as well as being so close to South Glenmore Park! Enjoy a morning run by the Reservoir, an evening stroll with the dog, or take the kids to the popular spray park all summer long! This amazing home is move-in-ready and perfect for your first home or investment opportunity. Don't miss out on this one, book your showing today. (id:6769)

Dining room 12.00 Ft x 10.08 Ft  
Kitchen 8.58 Ft x 7.67 Ft  
Living room 10.67 Ft x 15.75 Ft  
4pc Bathroom 13.42 Ft x 7.75 Ft

Bedroom 8.25 Ft x 9.92 Ft  
Primary Bedroom 10.67 Ft x 12.58 Ft  
Other 10.42 Ft x 6.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca