



2520 Palliser Drive Calgary Alberta

\$249,900

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-
 ve 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! (id:6769)

Primary Bedroom 12.42 Ft x 12.08 Ft
 Bedroom 10.42 Ft x 8.17 Ft
 4pc Bathroom 7.67 Ft x 7.50 Ft
 Laundry room 8.92 Ft x 2.75 Ft
 Foyer 6.67 Ft x 5.75 Ft

Living room 14.67 Ft x 10.08 Ft
 Kitchen 8.50 Ft x 7.67 Ft
 Dining room 10.42 Ft x 4.67 Ft
 Other 14.67 Ft x 8.67 Ft

Listing Presented By:



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<https://www.adriennemcgarvey.ca/>

RE/MAX Realty Professionals

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