

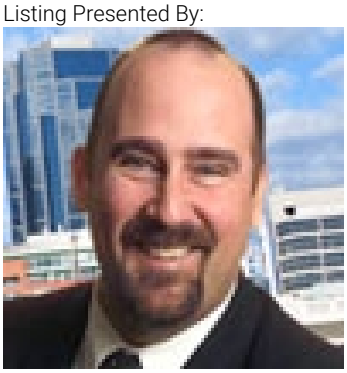
2520 Palliser Drive Calgary Alberta

$240,000

Open House noon-2pm Saturday November 21st. An excellent investment or equity-building opportunity in an unbeatable location! This spacious, multi-level, turn-key townhome backs directly onto a peaceful park with beautiful mature trees and boasts both the best position and best layout in the entire complex. Featuring brand-new luxury vinyl plank flooring, the bright and open layout offers a spacious living room with a decorative central fireplace and sliding doors that open to an expansive, private deck. The functional floor plan includes a central dining area and a comfortable kitchen equipped with a brand-new dishwasher and a direct view of greenspace, mature trees, and multiple visitor stalls located both directly in front of the unit and at the base of the walkway so you can easily spot guests as they arrive. Upstairs, you will find an oversized primary bedroom, a private secondary bedroom with no shared walls, and a 4-piece bath. Bonus features include a unique, versatile "secret" storage area, dual entrances (the lower level and an upper sky-walk), and a covered parking stall right at your doorstep. For ultimate convenience, the unit enjoys one of the shortest walks to the complex's garbage and recycling bins without being immediately adjacent to them. Additionally, a multi-year walkway upgrade project for the entire complex which includes the newly renovated upper sky-walk is scheduled for completion at the start of November 2026. Perfectly situated beside a variety of amenities, this home is within easy walking distance of South Glenmore Park, shopping, and transit. Premium units of this caliber rarely become available. Schedule your private viewing today. (id:6769)

Other 3.50 Ft x 6.75 Ft
Furnace 3.00 Ft x 4.58 Ft
Kitchen 7.67 Ft x 9.00 Ft
Dining room 7.33 Ft x 9.00 Ft
Living room 10.08 Ft x 19.25 Ft
Primary Bedroom 9.83 Ft x 14.75 Ft
Bedroom 8.00 Ft x 9.75 Ft
Laundry room 7.67 Ft x 14.25 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Realty Professionals

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