

**1005, 2520 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2250515**



**\$265,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oakridge                            |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,086 sq.ft.                        | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Covered, Stall            |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Treed |               |                   |

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                       | <b>Condo Fee:</b> | \$ 617 |
| <b>Basement:</b>   | None                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                                       | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, No Animal Home, No Smoking Home, Separate Entrance |                   |        |

**Inclusions:** Second fridge

Welcome to 1005, 2520 Palliser Drive SW &mdash; a charming and spacious 1086 sq ft townhome in Oakridge that checks all the boxes for first-time buyers, savvy investors, or anyone who's been dreaming of a cozy, low-maintenance home in a fantastic community! Inside, you'll find plenty of updates to love: newer vinyl plank flooring, 2 year old kitchen appliances, fresh paint, and updated light fixtures that give the space a bright, modern feel. The hot water tank is newer and the high efficiency furnace has been recently serviced for your ease of mind! The inviting wood-burning fireplace in the living room is perfect for cozy evenings (which was WETT inspected in 2023), while the south-facing balcony/deck overlooking green space makes the ideal sunny retreat &mdash; quiet, private, and ready for your morning coffee or evening glass of wine. Upstairs, you'll find two spacious bedrooms and a large bathroom (also newly painted with a brand new exhaust fan) with convenient in-suite laundry (washer/dryer right where you need it &mdash; next to the bedrooms!). Practical perks include parking right outside your door, plus plenty of visitor and street parking for guests. All of this is tucked into the sought-after community of Oakridge &mdash; known for its amazing schools, shopping, and easy access to major roads. With Fish Creek Park and the Glenmore Reservoir just minutes away, plus all the amenities you need close by, this location is tough to beat. Whether you're looking to move in and enjoy or rent out as an investment, this spacious townhome is ready for its next chapter.