

**1612, 2520 Palliser Drive SW**  
**Calgary, Alberta****MLS # A2260915****\$265,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, None
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 617
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** N/A

AMAZING VALUE FOR AN UPDATED TOWNHOME IN A GREAT LOCATION- Welcome to this 2 bedroom end-unit backing onto green space, offering over 1,100 SQFT of living space in a location you'll love! This unit has been updated with VINYL DOUBLE PANE WINDOWS & PATIO DOOR and a MODERN WOOD AND METAL STAIRCASE RAILING (both are rare upgrades in the complex). Plus it has solid surface flooring throughout, with laminate on the stairs, living areas and bedrooms, and tile in the kitchen, bathroom, and entry areas. On the main floor living area, the kitchen features updated cabinets, stainless steel appliances (including a dishwasher and over-the-range microwave), GRANITE COUNTERS, a pantry, and a storage closet. The separate dining room with ceiling fan, is bright and looks out over the patio and green space. And the living room with built in storage and ceiling fan, leads out to your west-facing patio looking onto greenspace — a great spot to relax and enjoy the evening sun. There is also convenient access to the covered walkway on this level, perfect for guest access. On the top floor there are two bedrooms both with custom closet organizers and updated sliding closet doors. The bathroom features a GRANITE COUNTER vanity, medicine cabinet, and tiled tub surround. The stacked washer/dryer makes good use of the space, plus there is a linen closet, and a closet housing the hot water tank (2017). The lower-level entry area has a coat rack, an understairs storage area (with access to the crawl space), and utility closet housing the furnace (newer) and humidifier. This level provides direct access to your partially covered parking stall right outside your front door for the ultimate in convenience. \*\*\* Palace Oaks is a pet-friendly complex (2 pets no size restrictions), and is located just around the corner from South

Glenmore Park, with pathways, the Glenmore reservoir, tennis courts, playpark, spraypark, and pump track. Schools, shopping, and transit are all within walking distance, with easy access to Stoney Trail to get anywhere in the city. The condo corp has a healthy reserve fund, and has recently updated the exteriors for a modern esthetic. Condo fees of \$617.08 include insurance, trash, landscaping, snow removal, and reserve fund. \*\*\* Contact me today to book a showing and see why this could be a smart move for you!