

\$250,000 - 1612, 2520 Palliser Drive Sw, Calgary

MLS® #A2260915

\$250,000

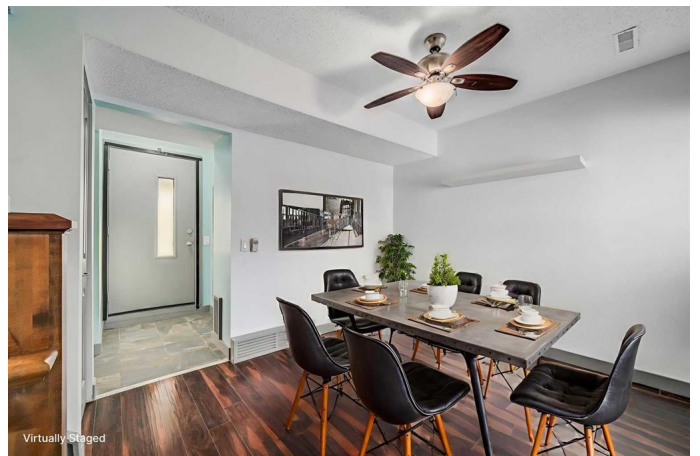
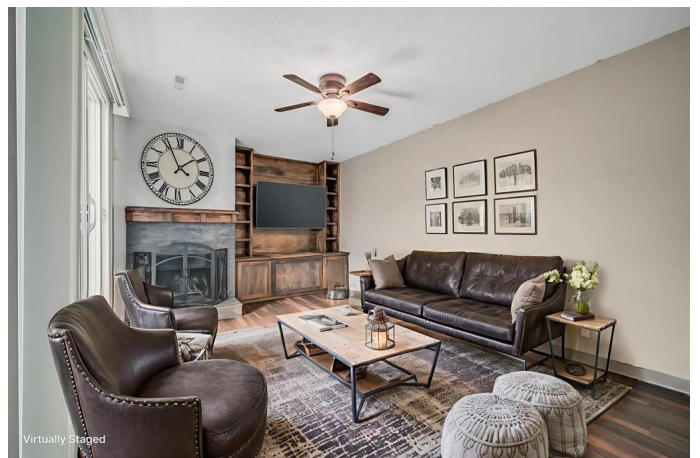
2 Bedroom, 1.00 Bathroom, 1,125 sqft
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

****Open House Sunday 26 October 1pm to 3pm**** EXCEPTIONAL 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 youâ€™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 â€” 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!

Built in 1977

Essential Information

MLS® #	A2260915
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,125
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1612, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Covered, Stall

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	26
Zoning	M-C1

Listing Details

Listing Office	2% Realty
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