

# \$279,900 - 1305, 2520 Palliser Drive Sw, Calgary

MLS® #A2228551

**\$279,900**

2 Bedroom, 1.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Discover the perfect balance of comfort and location in this charming townhouse, ideally situated in the established community of Oakridge. Surrounded by mature trees and green space, this home offers peaceful living with all the conveniences nearby. The main floor features a large living room, dining area, and a functional kitchen — great for daily living and entertaining. Step through the sliding doors to your private deck backing onto lush green space, a serene retreat ideal for relaxing summer evenings, BBQs, or morning coffee.

Upstairs, enjoy two well-sized bedrooms, including a spacious primary bedroom with a large closet, plus a 4-piece bathroom and convenient in-suite laundry.

Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in a well-established neighbourhood with mature trees, quiet streets, and a strong sense of community. Just minutes from transit, schools, shopping, and the Southland Leisure Centre, this location has it all. Don't miss out — make Oakridge your new home today!



Built in 1976

## Essential Information

MLS® # A2228551

Price \$279,900

Bedrooms 2

Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1305, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4S9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None
Basement	None

### **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	June 13th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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