

# \$249,900 - 306, 2520 Palliser Drive Sw, Calgary

MLS® #A2245828

**\$249,900**

2 Bedroom, 1.00 Bathroom, 1,005 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to this charming 2-bedroom, 1-bathroom row house located in the highly sought-after community of Oakridge. Ideally situated just steps from the Glenmore Reservoir, Weaselhead Flats, Shopping and an extensive network of bike paths, this home offers the perfect blend of nature and convenience. Enjoy quick access to the new Ring Road, making your daily commute a breeze. Inside, you'll find a spacious and functional layout featuring warm hardwood flooring, a cozy wood-burning fireplace, and large windows that flood the space with natural light. The open living and dining area flows seamlessly into the kitchen, ideal for both everyday living and entertaining. Off your main floor you have direct access to your private south facing balcony great for enjoying the summer sun. Recent upgrades include a brand-new furnace and hot water tank installed in 2024, offering peace of mind for years to come. This home also includes a covered, assigned parking stall—perfect for Calgary winters. Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this home delivers comfort, location, and lifestyle in one complete package. Don't miss your chance to live in this vibrant, nature-rich neighbourhood!

Built in 1969

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2245828      |
| Price          | \$249,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,005         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 306, 2520 Palliser Drive Sw |
| Subdivision | Oakridge                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2V 2S9                     |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Attached Carport                                         |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Chandelier                                                         |
| Appliances        | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Basement          | None                                                               |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Private Entrance             |
| Lot Description   | Low Maintenance Landscape, Many Trees |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | None            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 24               |
| Zoning         | M-C1             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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