

# \$300,000 - 1301, 2520 Palliser Drive Sw, Calgary

MLS® #A2225929

**\$300,000**

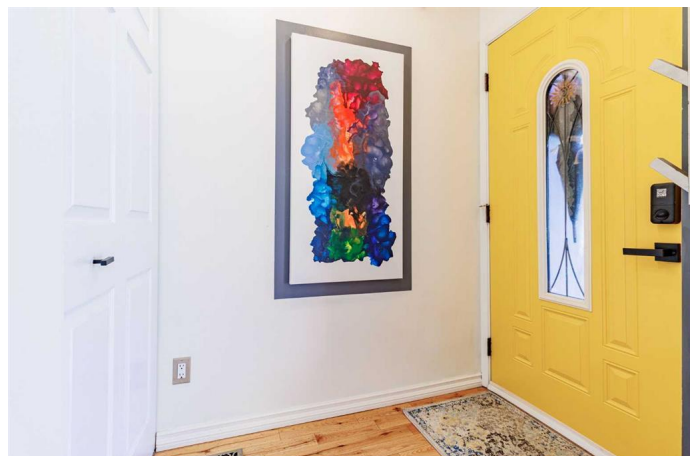
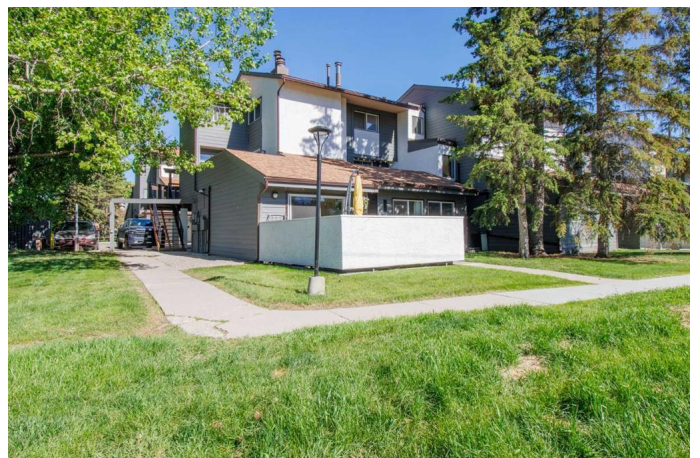
3 Bedroom, 1.00 Bathroom, 1,032 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom end-unit bungalow, ideally situated in one of the most desirable locations in the complex. This well-maintained townhouse features hardwood and slate flooring throughout, with a vaulted ceiling and large windows, filling the living space with natural light, creating a warm and inviting atmosphere. The functional kitchen offers ample counter space and cabinetry, along with a serving window opening into a generous dining area. Step into the cozy living room where a large sliding glass door leads to your private west-facing patio, perfect for relaxing or entertaining while enjoying the serene views of the mature, treed greenspace beyond.

The primary bedroom easily accommodates a full bedroom suite, while the two additional bedrooms provide flexibility for children, guests, or a home office. A spacious laundry room and additional storage in the crawl space offer practical convenience. The thoughtful layout, natural light, and peaceful outdoor setting of this home, not to mention keen management from an engaged ownership board with healthy reserves and financial assets makes this unit a rare find. Whether you're looking to downsize, start out, or enjoy low-maintenance living in a beautiful quiet setting, this property is sure to impress.

Built in 1976



## Essential Information

MLS® #	A2225929
Price	\$300,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,032
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	1301, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4S9

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, 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	May 30th, 2025
Days on Market	10
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
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