

# \$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 | 18              |
| Zoning         | M-C1            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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