

# \$324,900 - 104, 2520 Palliser Drive Sw, Calgary

MLS® #A2233821

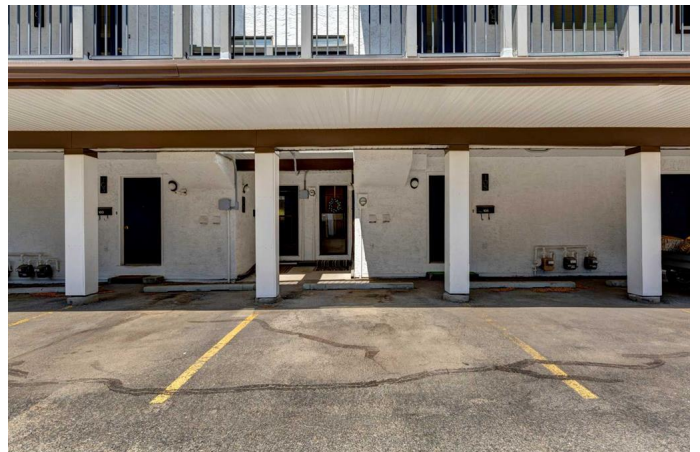
**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

COURTYARD VIEWS, vaulted ceilings, and ALL THE UPGRADES – Tucked within the sought-after Palace Oaks complex, backing a beautifully maintained shared courtyard that includes picnic tables and a playground, this Bungalow style 3 Bedroom + 1.5 BATHROOM Townhouse offers both comfort and convenience in a family-friendly setting. Step inside from your covered parking stall right out front, into an organized Mudroom that flows seamlessly into the Kitchen, Dining and then Living Room spaces. Durable laminate flooring throughout is complimented by soaring 12'™ VAULTED CEILINGS, creating an open and airy feel. This home boasts NEW plumbing throughout, an upgraded 4-pc Bathroom, a NEW H/E Furnace, NEW lighting, and a NEW modern 2-pc Bath. The bright and functional Kitchen equipped with brand-NEW APPLIANCES has beautiful white cabinetry and loads of counter & storage space. The large Primary Bedroom offers peaceful privacy, while two additional Bedrooms with closets provide flexibility for family, guests, or a Home Office. Enjoy the added convenience of IN-SUITE LAUNDRY with storage, and just off the spacious Living Room is arguably the BEST PART of this amazing home – Your own partially enclosed, SOUTH FACING PATIO – perfect for relaxing while overlooking the courtyard! This perfectly renovated home has an assigned COVERED PARKING STALL (right out front), is mere steps from Visitor Parking and surrounded by



nature & mature trees! Ensuring you can make the most of your low maintenance lifestyle, the monthly fees include: Insurance, Exterior Maintenance, Management, Landscaping, Snow Removal, Garbage, Recycling, and Compost. This is the perfect opportunity for first-time buyers, downsizers, or savvy investors looking for a move-in-ready home with major updates already taken care of, donâ€™t miss your chance!

Built in 1976

**Essential Information**

MLS® #	A2233821
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,049
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	104, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

**Amenities**

Amenities	Parking, Playground, Snow Removal, Storage, Visitor Parking, Picnic Area
Parking Spaces	1

Parking	Stall, Attached Carport
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## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Laminate Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Courtyard, Private Yard, Playground
Lot Description	Level, Many Trees, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Slab

## Additional Information

Date Listed	July 14th, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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