

# \$254,900 - 1405, 2520 Palliser Drive Sw, Calgary

MLS® #A2198580

**\$254,900**

2 Bedroom, 1.00 Bathroom, 1,110 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to 1405 Palace Oak! Situated in a prime area of Calgary across the street from Glenmore Park with tennis & sailing. Minutes to Fish Creek Park, Heritage Park, shopping, sports complex, and the reservoir. Live in a quiet community, with great access to the rest of the City, just off 14th Ave SW, and minutes to Glenmore & Southland drive.

Excellent three level unit with tons of space, a great layout, 2 Large bedrooms and a HUGE sunny deck!

One assigned parking stall included at front of unit entrance.

\* In unit laundry and tons of storage!\*\*.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2198580  |
| Price          | \$254,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,110     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Row/Townhouse     |
| Style    | Stacked Townhouse |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1405, 2520 Palliser Drive Sw |
| Subdivision | Oakridge                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2V 4S9                      |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Dryer, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Basement          | None                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Private Entrance       |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 56              |
| Zoning         | M-C1            |

### Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Drummer Realty & Property Management |
|----------------|--------------------------------------|

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