



THE
A-TEAM

**RE/MAX
FIRST**

2520 PALLISER Drive #802, Calgary T2V 4S9

MLS®#: **A2176685** Area: **Oakridge** Listing Date: **10/31/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,084**
 Low Sqft:
 Ttl Sqft: **1,084**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Many Trees**
 Park Feat: **Assigned,Carport,Covered,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Microwave,Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 10`7"
Dining Room	Main	10`1" x 7`4"
Bedroom	Second	10`9" x 8`2"
Laundry	Second	8`11" x 3`0"
Balcony	Main	18`3" x 8`2"

Room	Level	Dimensions
Kitchen	Main	8`6" x 7`7"
Bedroom - Primary	Second	13`1" x 10`8"
4pc Bathroom	Second	7`8" x 7`5"
Foyer	Lower	6`7" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$589

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810236**

Remarks

Pub Rmks: **Great investment opportunity: Spacious END TOWNHOME unit in the popular south west community of Oakridge, close to schools, shopping, and transportation with Immediate Possession. The property boasts 1084 square foot of living space with 2 BEDS/1 BATH and comes with COVERED PARKING. Entering the unit from the parking area, you will find a convenient foyer with spacious closet, which provides a great place to put coats and shoes before going up the stairs to the main level. On the main floor level there is a kitchen, separate dining room, and a living room with patio doors opening onto a really good sized balcony-there is also a front door on this level leading onto the covered walkway. On the top floor you will find a good-sized primary bedroom, a second bedroom, plus a full bathroom with laundry area. This PET-FRIENDLY condo complex is in an amazing location, just around the corner from South Glenmore Park, and the Glenmore Reservoir. Adjacent to the Oak Bay Plaza with its many great services and restaurants. And is just two blocks to Nellie McClung elementary school. Transit is plentiful and getting around and out of the city is super easy with the quick access to Stoney Trail. Plus, SELLER WILL CONSIDER PROVIDING A 'VENDOR TAKE BACK MORTGAGE' AT PRIME (5.95%) TO QUALIFIED BUYERS WITH A MINIMUM DOWNPAYMENT OF \$20,000. Contact your favourite Realtor today to book a showing and find out why this could be a smart move for you.**

Inclusions: **N/A**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









