



THE
A-TEAM

**RE/MAX
FIRST**

2520 PALLISER Drive #1101, Calgary T2V 4S9

MLS®#: **A2177253** Area: **Oakridge** Listing Date: **11/04/24** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Level**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,037**
 Low Sqft:
 Ttl Sqft: **1,037**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air**
 Sewer:
 Ext Feat: **Playground**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 9`4"	Dining Room	Main	9`6" x 8`11"
Living Room	Main	13`4" x 10`7"	Bedroom - Primary	Main	11`9" x 11`2"
Bedroom	Main	12`2" x 8`5"	Bedroom	Main	9`11" x 8`5"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$598

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7810236

Remarks

Pub Rmks: **Quick possession available, move in before Christmas! Welcome to this stunning, fully renovated 3-bedroom townhouse nestled in the heart of Oakridge. This bright and modern unit offers an open-concept layout with vaulted ceilings and luxury vinyl plank flooring throughout. The beautifully updated kitchen boasts brand-new full height cabinetry, quartz countertops and backsplash and all new stainless steel appliances—perfect for cooking and entertaining. The spacious living and dining area flows seamlessly out to your private patio, ideal for BBQs and summer nights. The roomy primary bedroom features custom built closet organizers. Two additional bedrooms are perfect for family, guests, or a home office. The sleek and modern bathroom has been updated, and the in-suite laundry with BOSCH washer/dryer plus extra storage options. Additional features include all new baseboards and trims, new lighting fixtures, plumbing fixtures, fresh paint throughout, new window coverings, newer high efficiency furnace and a dedicated covered parking stall right outside your door. Located steps away from Glenmore Reservoir, beautiful green spaces, and some of Calgary's top schools, this home is also conveniently close to shopping, restaurants, and the Southland Leisure Centre. Easy access to Stoney Trail, Glenmore Trail, and public transit makes commuting a breeze. Move in and enjoy all the modern comforts of this stylish Oakridge home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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







