



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2520 PALLISER Drive #501, Calgary T2V 4G8**

MLS® #: **A2183100** Area: **Oakridge** Listing Date: **12/16/24** List Price: **\$324,900**  
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: **Rectangular Lot**  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,035**  
Low Sqft:  
Ttl Sqft: **1,035**

DOM

**47**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 10`7"</b>	<b>Storage</b>	<b>Main</b>	<b>8`7" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 11`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 8`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$626

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7810236

Remarks

Pub Rmks: **Welcome to this beautifully updated 3-bedroom bungalow-style townhouse, perfectly situated in the sought-after community of Oakridge. Nestled in a well-maintained townhouse complex, this charming home offers the perfect blend of modern updates and comfort. Step inside to discover a bright, open-concept layout with a stunning vaulted ceiling that enhances the spacious feel of the living room. A large sliding door fills the space with natural light and provides seamless access to your private outdoor patio. The updated kitchen with newer cabinetry, granite countertops, and newer appliances. The primary bedroom provides a peaceful retreat, while two additional bedrooms offer flexibility for family, guests, or a home office. Plus the updated bathroom complete this home. Added conveniences include in-suite laundry, storage room, and a dedicated covered parking stall just steps from your door. Located just moments away from the Glenmore Reservoir, scenic parks, top-rated schools, and a variety of shopping and dining options, this home offers unparalleled convenience. Enjoy easy access to Southland Leisure Centre, Stoney Trail, Glenmore Trail, and public transit, ensuring a seamless commute and endless recreation opportunities. Move in and experience the comfort, style, and prime location of this updated Oakridge townhouse—your perfect place to call 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**









