



THE
A-TEAM

**RE/MAX
FIRST**

2520 PALLISER Drive #1302, Calgary T2V 2S9

MLS® #: **A2186641** Area: **Oakridge** Listing Date: **01/16/25** List Price: **\$285,000**
 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: **Other**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,016**
 Low Sqft:
 Ttl Sqft: **1,016**

DOM

6

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`6" x 7`8"	Dining Room	Main	10`1" x 8`3"
Living Room	Main	15`8" x 10`8"	Laundry	Upper	8`11" x 2`10"
Foyer	Lower	6`8" x 5`7"	Bedroom - Primary	Upper	12`7" x 10`7"
Bedroom	Upper	9`10" x 8`3"	4pc Bathroom	Upper	10`9" x 7`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$617

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7810236

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY JANUARY 18, 2025 1PM-3 PM***. Welcome to your new home at Palace Oak, a pet-friendly complex in the heart of Oakridge, one of Calgary's most desirable neighborhoods. This modern, updated 2-bedroom END UNIT with over 1000 sq ft of living space has easily the BEST LOCATION in the entire complex, backing onto a lush green space and surrounded by mature trees. Just steps away, you'll find Oak Bay Plaza, offering a variety of shopping and dining options. Unit 1302 features a covered parking stall directly in front, with 4 convenient visitor parking spots. right next to it. Upon entering, you're greeted by a mudroom with generous space for coats and additional storage under the stairs. The main floor showcases a modern kitchen with stainless steel appliances and a built-in dishwasher, flowing into a separate dining area and a spacious living room. The cozy electric fireplace and newer flooring add warmth and charm to the space. Step outside from the living room onto a large, private deck—perfect for entertaining or enjoying a peaceful morning coffee. Upstairs, you'll find two large bedrooms, a modern bathroom, with new vanity and a laundry room for added convenience. The home also includes a NEWER HIGH- EFFICIENCY FURNACE installed in January 2024, as well as a newer hot water tank. It is only moments away from South Glenmore Park and a 10-minute walk to the Glenmore Reservoir, where you can enjoy scenic walking and biking trails, boating facilities, and a family-friendly spray park. With easy access to major routes like Glenmore and Stoney Trail, as well as a quick drive to downtown Calgary, this townhome offers the perfect blend of comfort, convenience, and location. Don't miss your chance to own this beautiful home! Call your favorite realtor and schedule a viewing today.**

Inclusions: Electric Fireplace , chandelier, electric fireplace controller
Property Listed By: Real Broker

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







