

# \$309,000 - 1304, 2520 Palliser Drive Sw, Calgary

MLS® #A2228017

## \$309,000

3 Bedroom, 1.00 Bathroom, 1,035 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

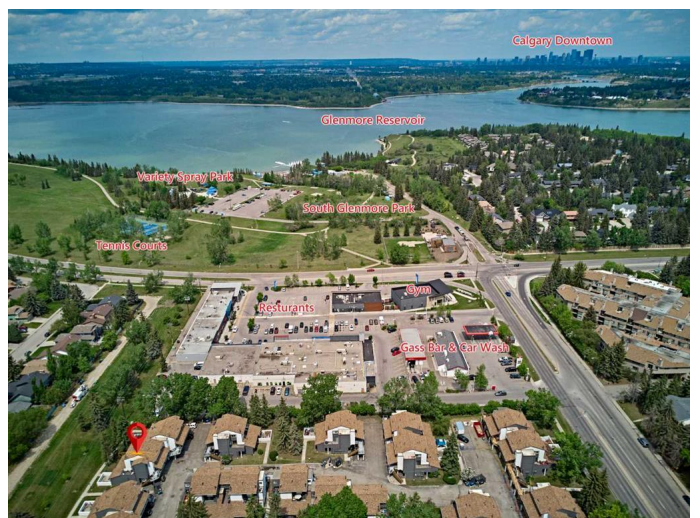
Welcome to this beautifully upgraded and move-in ready home Located in the beautiful, mature community of Oakridge! This 3-bedroom, 1-bathroom bungalow-style townhome combines comfort, style, and convenience perfectly. New kitchen, new counter top, new blinds, new floor, new appliances, new paints, and new pop-corn ceiling!

This home has a total size of 1035 sq ft. It features a bright, open-concept layout with vaulted ceilings, and large windows that fill the space with natural light. The primary bedroom easily accommodates a full bedroom suite, while the two additional bedrooms provide flexibility for other family members. There is also a large storage room in the unit that can be converted into a game room or small office, adding sparkle to the home! Step outside to your private outdoor patio, the perfect spot for enjoying morning coffee, or hosting BBQs party!! Donâ€™t miss out the opportunity and schedule your showing today!

Built in 1976

## Essential Information

MLS® #	A2228017
Price	\$309,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,035
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1304, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

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

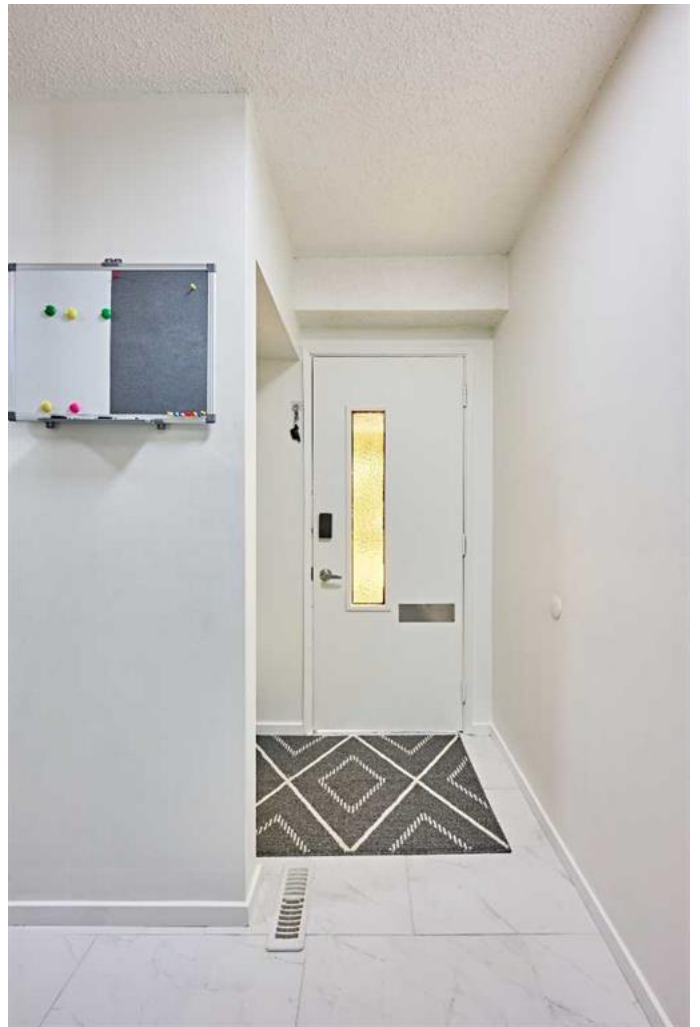
### Additional Information

Date Listed	June 4th, 2025
-------------	----------------

Days on Market 2  
Zoning M-C1

### **Listing Details**

Listing Office CIR Realty



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.