

1401, 2520 Palliser Drive SW  
Calgary, Alberta

MLS # A2163046



## \$324,900

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 597
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	m-c1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Open Floorplan, Wood Counters		

**Inclusions:** n/a

Incredible Location!!! Bright and Spacious 3 bedroom 2 full bath bungalow end unit backing onto west facing green space! Enjoy the convenience of being within walking distance to Glenmore Reservoir, with easy access to the Ring Road, Glenmore Trail, Stony Trail, and Heritage Park. In addition there's an excellent kids park in the middle of the complex as well as schools, shopping, restaurants, transit and Southland Leisure Centre are close by. Open concept spacious kitchen with upgraded stainless steel appliances lots of counter space & cabinets, perfect for entertaining. Good sized dining area leading to the Vaulted ceilings in the living room with sliding doors to a large private west facing patio & green space. Large primary bedroom with built-ins & full upgraded ensuite with newer tile flooring, vanity & bathtub (which is rare for this complex). There's a good sized 2nd bedroom & 3rd bedroom with ample storage & upgraded main bath. The Laundry room has storage including an under the floor storage area. Hardwood flooring throughout with tile at the entrances & bathrooms. Wine fridge, newer windows, crawl space & dedicated covered parking stall in front of the unit. Great place and amazing Location. Phone today to book an private appointment