

307, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2312653



\$275,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 632
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Tucked into one of Oakridge's most desirable and established townhouse complexes, this rare bungalow style unit offers the convenience of single level living in an exceptional southwest location. Surrounded by mature trees and beautifully maintained green spaces, the complex is ideally situated just steps from South Glenmore Park, the pathways of Weaselhead Flats, shopping, transit, and highly regarded schools. The functional 3 bedroom layout provides comfortable everyday living along with excellent potential for downsizers, first time buyers, or investors seeking a well located property in a quiet, community oriented setting. Opportunities to own bungalow style townhomes in Oakridge are few and far between. Enjoy easy access to nature, recreation, and all the amenities that make this neighbourhood one of Calgary's most consistently sought after communities.