



**GRASSROOTS**  
REALTY GROUP

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**1305, 2520 Palliser Drive SW  
Calgary, Alberta**

**MLS # A2228551**



**\$279,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	N/A
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Discover the perfect balance of comfort and location in this charming townhouse, ideally situated in the established community of Oakridge. Surrounded by mature trees and green space, this home offers peaceful living with all the conveniences nearby. The main floor features a large living room, dining area, and a functional kitchen &mdash; great for daily living and entertaining. Step through the sliding doors to your private deck backing onto lush green space, a serene retreat ideal for relaxing summer evenings, BBQs, or morning coffee. Upstairs, enjoy two well-sized bedrooms, including a spacious primary bedroom with a large closet, plus a 4-piece bathroom and convenient in-suite laundry. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in a well-established neighbourhood with mature trees, quiet streets, and a strong sense of community. Just minutes from transit, schools, shopping, and the Southland Leisure Centre, this location has it all. Don't miss out &mdash; make Oakridge your new home today!