



GRASSROOTS
REALTY GROUP

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104, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2233821



\$324,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Level, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 635
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: none

COURTYARD VIEWS, vaulted ceilings, and ALL THE UPGRADES — Tucked within the sought-after Palace Oaks complex, backing a beautifully maintained shared courtyard that includes picnic tables and a playground, this Bungalow style 3 Bedroom + 1.5 BATHROOM Townhouse offers both comfort and convenience in a family-friendly setting. Step inside from your covered parking stall right out front, into an organized Mudroom that flows seamlessly into the Kitchen, Dining and then Living Room spaces. Durable laminate flooring throughout is complimented by soaring 12' VAULTED CEILINGS, creating an open and airy feel. This home boasts NEW plumbing throughout, an upgraded 4-pc Bathroom, a NEW H/E Furnace, NEW lighting, and a NEW modern 2-pc Bath. The bright and functional Kitchen equipped with brand-NEW APPLIANCES has beautiful white cabinetry and loads of counter & storage space. The large Primary Bedroom offers peaceful privacy, while two additional Bedrooms with closets provide flexibility for family, guests, or a Home Office. Enjoy the added convenience of IN-SUITE LAUNDRY with storage, and just off the spacious Living Room is arguably the BEST PART of this amazing home… Your own partially enclosed, SOUTH FACING PATIO — perfect for relaxing while overlooking the courtyard! This perfectly renovated home has an assigned COVERED PARKING STALL (right out front), is mere steps from Visitor Parking and surrounded by nature & mature trees! Ensuring you can make the most of your low maintenance lifestyle, the monthly fees include: Insurance, Exterior Maintenance, Management, Landscaping, Snow Removal, Garbage, Recycling, and Compost. This is the perfect opportunity for first-time buyers, downsizers, or savvy investors looking for a move-in-ready home with major updates already

taken care of, don't miss your chance!