



GRASSROOTS
REALTY GROUP

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306, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2245828



\$249,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,005 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 635
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	None	Utilities:	-
Features:	Chandelier		

Inclusions:	N/A
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Welcome to this charming 2-bedroom, 1-bathroom row house located in the highly sought-after community of Oakridge. Ideally situated just steps from the Glenmore Reservoir, Weaselhead Flats, Shopping and an extensive network of bike paths, this home offers the perfect blend of nature and convenience. Enjoy quick access to the new Ring Road, making your daily commute a breeze. Inside, you'll find a spacious and functional layout featuring warm hardwood flooring, a cozy wood-burning fireplace, and large windows that flood the space with natural light. The open living and dining area flows seamlessly into the kitchen, ideal for both everyday living and entertaining. Off your main floor you have direct access to your private south facing balcony great for enjoying the summer sun. Recent upgrades include a brand-new furnace and hot water tank installed in 2024, offering peace of mind for years to come. This home also includes a covered, assigned parking stall—perfect for Calgary winters. Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this home delivers comfort, location, and lifestyle in one complete package. Don't miss your chance to live in this vibrant, nature-rich neighbourhood!