



**GRASSROOTS**  
REALTY GROUP

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**901, 2520 Palliser Drive SW  
Calgary, Alberta**

**MLS # A2282044**



**\$300,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 632
<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>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Rare updated 3 bedroom END UNIT in Oakridge at a super competitive price. Within walking distance to South Glenmore Park, this well appointed bungalow style unit will appeal to all buyers; downsizers, empty nesters, first time homebuyers and investors alike. This main floor unit has an open floor plan, laminate throughout and a good sized closed in patio out front. All bedrooms including the primary have newer carpet, while the second bedroom has built in closet organizers. The bathroom has been extensively updated with subway tile and a shiny new vanity, providing a spa like ambiance. The eat in kitchen has new stainless steel appliances, lots of cabinet space and a spacious pantry. The living room is open to the kitchen, creating a bright open concept main level and is flooded with natural light from the sliding glass doors leading to the patio. The full size washer and dryer are a great addition to the rear mud room, and the covered outdoor parking keeps your car free of snow in these long winter months. No worries about street parking as there is plenty of visitor parking that can easily accommodate all of your guests. Call your favourite realtor for a viewing today as this well appointed townhome will not last.