

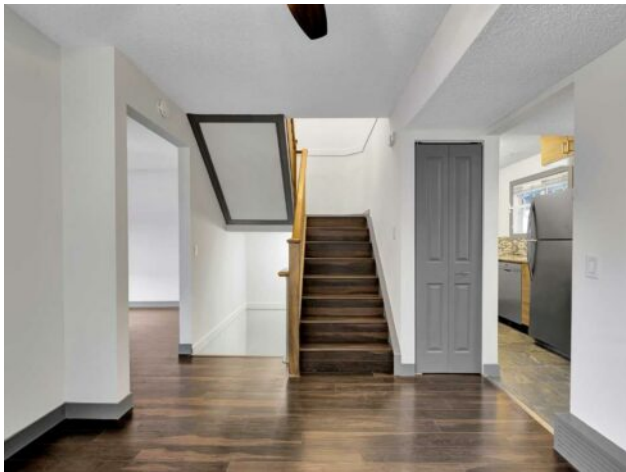


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1612, 2520 Palliser Drive SW
Calgary, Alberta

MLS # A2287235



\$264,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,125 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 623
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this FULLY UPDATED townhome in the highly sought-after community of Oakridge SW! This beautifully renovated 2-bedroom, 1-bathroom home has been freshly painted, and was previously completely updated from top to bottom, offering modern finishes and major mechanical upgrades for peace of mind. Updates include a high-efficiency furnace and humidifier, hot water tank, vinyl double-pane windows throughout, baseboards, and interior doors. * The bright and functional main floor features a spacious living room with patio doors leading to a PRIVATE SOUTHWEST-FACING PATIO overlooking green space — the perfect spot to relax and unwind. A separate dining area flows seamlessly into the thoughtfully designed kitchen, complete with flat-panel cabinetry, granite countertops, stainless steel appliances (including dishwasher and microwave hood fan), and a convenient pantry cupboard. A door to the covered walkway provides easy access for guests or when heading out for a walk through the neighbourhood. * Updated stair rails lead to the upper level, where you'll find two generous bedrooms, both featuring custom built-in closet systems. The renovated bathroom offers a spacious vanity with drawers, medicine cabinet, and a soaker tub. You'll also appreciate the conveniently located stacked washer and dryer, linen closet, and dedicated hot water tank closet. Durable laminate flooring runs throughout the home for a clean, cohesive look. * The lower level provides exceptional storage, including a crawl space and mechanical room, plus direct access to your covered parking stall located just outside the lower entry door. * This PET-FRIENDLY complex has NO SIZE OR BREED RESTRICTIONS and has recently undergone exterior improvements including new walkways and refreshed exteriors. * The

location is truly unbeatable — walk to South Glenmore Park, schools, transit, shopping, and everyday amenities. Enjoy easy access to pathways, green space, and everything that makes Oakridge one of Calgary's most desirable southwest communities. *

PLUS Private Seller Financing available if required with a minimum downpayment of \$19,900 with a 3 year 4.75% fixed mortgage- save on CHMC fees. * Don't miss this rare opportunity to own a COMPLETELY RENOVATED townhome in an exceptional location! Book your showing today and see why this could be a smart move for you!