

\$249,900 - 306, 2520 Palliser Drive Sw, Calgary

MLS® #A2245828

\$249,900

2 Bedroom, 1.00 Bathroom, 1,005 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

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!

Built in 1969

Essential Information



MLS® #	A2245828
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,005
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	306, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2S9

Amenities

Amenities	Park, Parking, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Attached Carport

Interior

Interior Features	Chandelier
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Many Trees

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	None

Additional Information

Date Listed	August 5th, 2025
Days on Market	21
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.