

# \$265,000 - 1005, 2520 Palliser Drive Sw, Calgary

MLS® #A2250515

## \$265,000

2 Bedroom, 1.00 Bathroom, 1,086 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to 1005, 2520 Palliser Drive SW â€” a charming and spacious 1086 sq ft townhome in Oakridge that checks all the boxes for first-time buyers, savvy investors, or anyone whoâ€™s been dreaming of a cozy, low-maintenance home in a fantastic community! Inside, youâ€™ll find plenty of updates to love: newer vinyl plank flooring, 2 year old kitchen appliances, fresh paint, and updated light fixtures that give the space a bright, modern feel. The hot water tank is newer and the high efficiency furnace has been recently serviced for your ease of mind! The inviting wood-burning fireplace in the living room is perfect for cozy evenings (which was WETT inspected in 2023), while the south-facing balcony/deck overlooking green space makes the ideal sunny retreat â€” quiet, private, and ready for your morning coffee or evening glass of wine. Upstairs, youâ€™ll find two spacious bedrooms and a large bathroom (also newly painted with a brand new exhaust fan) with convenient in-suite laundry (washer/dryer right where you need it â€” next to the bedrooms!). Practical perks include parking right outside your door, plus plenty of visitor and street parking for guests. All of this is tucked into the sought-after community of Oakridge â€” known for its amazing schools, shopping, and easy access to major roads. With Fish Creek Park and the Glenmore Reservoir just minutes away, plus all the amenities you need close by, this location is tough to beat. Whether youâ€™re looking to



move in and enjoy or rent out as an investment, this spacious townhome is ready for its next chapter.

Built in 1976

**Essential Information**

MLS® #	A2250515
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,086
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1005, 2520 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S9

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Covered, Stall

**Interior**

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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