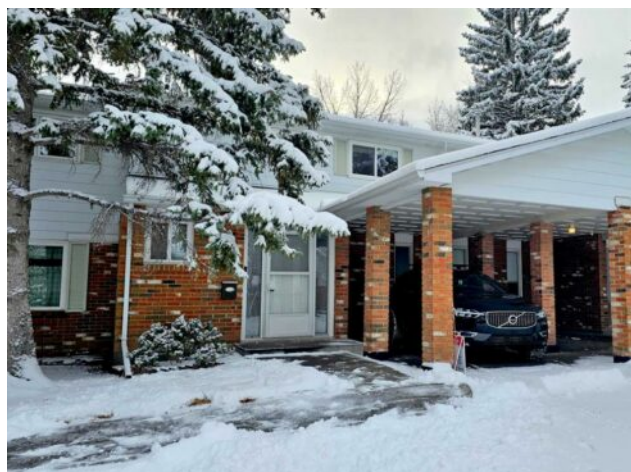


14, 2815 Palliser Drive SW
Calgary, Alberta

MLS # A2271702



\$449,900

Division:	Oakridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters		

Inclusions: n/a

Welcome to this fantastic 3-bedroom townhome in the highly desirable community of Oakridge—one of Calgary’s most established and well-loved neighbourhoods. This solid home offers exceptional value with oak hardwood floors on both the main and upper levels, a developed basement with plenty of storage, and a sunny south-facing backyard that opens directly onto beautiful Oakhill Park. Inside, you’ll find a bright and functional layout. The kitchen flows seamlessly into the dining area and out to your private yard—perfect for morning coffee, gardening, or watching the kids play. The large living room offers loads of natural sunlight, and has recently added LED pot lights, creating a warm and inviting atmosphere. Upstairs are three comfortable bedrooms with hardwood throughout, offering durability and timeless appeal. All bedrooms have updated closet doors and organizers. The bathroom has also had recent updates. The developed basement provides extra living space, a great spot for a rec room or home office, plus loads of storage for seasonal items and gear. Outside, the convenience continues with your own dedicated carport right at the front door. And for families, you truly can’t beat the location—this home backs directly onto Oakhill Park, giving you walking trails, a huge green field, and a playground literally steps from your back gate. Living in Oakridge means enjoying some of Calgary’s best amenities right at your doorstep. You’re minutes from the Glenmore Reservoir for scenic walks, kayaking, and the Glenmore Sailing Club. Stoney Trail access is quick and easy for commuting, and all the daily essentials are nearby, including Calgary Co-op, Costco Buffalo Run, Southland Leisure Centre, shops, restaurants, and great schools—most notably the highly acclaimed Louis Riel School, known for its Science

and Gate programs, just a two-minute cycle away. This is an incredible opportunity to get into a well-maintained home in a family-friendly, amenity-rich community. Come see why Oakridge continues to be one of Calgary’s favourite places to live.