



**67, 2815 Palliser Drive SW
Calgary, Alberta**

MLS # A2272585



\$385,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

3 BEDROOMS | 1.5 BATHROOMS | 2 STOREY | 1,219 SQ FT | SOUTH FACING DECK | BACKING OAKHILL PARK | Welcome to your inviting retreat at Oak Hampton Court—a charming end-unit townhome perfectly nestled in the highly desired community of Oakridge. Offering exceptional value and a meticulously maintained complex, this is the ideal opportunity for comfortable living in a peaceful, park-side setting. Step inside to a warm and functional layout featuring a bright front living and dining area, leading to the sunny south-facing kitchen that overlooks your private deck. With its incredible exposure and direct access to Oakhill Park, enjoy effortless indoor-outdoor living, morning coffee in the sunshine, and immediate access to scenic pathways right from your backyard. The main level is completed by a convenient half bath, while upstairs offers three generous bedrooms and a full 4-piece bathroom, perfect for families, first-time buyers, or anyone seeking extra space. The finished basement with wood burning fireplace provides a large recreation area, laundry space, and additional storage options. This pet-friendly complex (with board approval) welcomes all ages and sits within walking distance to some of Calgary's top amenities: South Glenmore Park, Glenmore Reservoir, biking and running trails, the Sailing Club, canoe access, schools, playgrounds, and everyday shopping and dining options. A peaceful community, unbeatable park access, and an incredible Oakridge location combine to create a simply cozy haven you'll love coming home to. Don't miss your chance to make this special property yours!