



3339 Palliser Drive SW
Calgary, Alberta

MLS # A2145619



\$990,000

Division:	Oakridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,144 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Gazebo, Rectangular L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, French Door, No Smoking Home, Soaking Tub, Storage, Wet Bar		

Inclusions: See Remarks

Welcome to 3339 Palliser Drive SW, a home cherished by the same family for 46 years, nestled in the heart of Oakridge. This expansive and fully developed home, built in 1978, exudes warmth and charm. The deep-rooted ties to Oakridge transformed this house into a family legacy, hosting countless gatherings and celebrations. Multiple fireplaces, a lower rec room, wet bar, dance floor, sunroom, and a large deck made it the desired gathering place for many. Meticulous maintenance and thoughtful upgrades reflect pride of ownership. Quality materials like hardwood floors, ceramic tiles, and stained glass touches enhance its appeal. Upgraded appliances and new windows add modern comfort. At over 4,400 sq ft developed, four bedrooms upstairs, an office, main floor laundry, and a lower rec room, this home meets modern family needs. Minutes from Deerfoot Meadows, Signal Hill, Westhills, and the Tsuu T'squina Costco, convenience is at your doorstep. Oakridge offers numerous activities through the Oakridge Community Association, including free skating, a racquet club, community garden, circuit training, and an Annual Stampede Breakfast. Louis Riel Elementary & Junior High public school serves the area, offering a Science Program and the GATE Program, plus Before & After School Care for K-6 children. Proximity to Glenmore Reservoir and Weaselhead Natural Area provides ample outdoor recreation, nature walks, and scenic views. Oakridge balances tranquility and urban living, with trails, pathways, tennis courts, playgrounds, and the Variety Spray Park. Enjoy living in a family-friendly community with top-rated schools, parks, shopping, and South Glenmore Reservoir just 250 meters away. Seize the opportunity to make this extraordinary property your own and experience lavish living in one of the most coveted neighborhoods. Be part

of this enduring legacy, where love and care have shaped a house into a cherished home. Tour 3339 Palliser Drive SW today and imagine your family's future in this remarkable residence.