

# \$990,000 - 3339 Palliser Drive Sw, Calgary

MLS® #A2145619

**\$990,000**

4 Bedroom, 4.00 Bathroom, 3,144 sqft

Residential on 0.16 Acres

Oakridge, Calgary, Alberta

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 Tâ€™ina 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.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2145619    |
| Price          | \$990,000   |
| Sold Price     | \$925,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,144       |
| Acres          | 0.16        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3339 Palliser Drive Sw |
| Subdivision | Oakridge               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 4W9                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, French Door, No Smoking Home, Soaking Tub, Storage, Wet Bar |
| Appliances        | See Remarks                                                                            |
| Heating           | Fireplace(s), Forced Air                                                               |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 3                                                                                      |
| Fireplaces        | Bedroom, Family Room, Gas, Gas Starter, Living Room                                    |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Gazebo, Rectangular Lot |
| Roof              | Shake, Wood                                                                   |
| Construction      | Brick, Wood Siding                                                            |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2024 |
| Date Sold      | July 25th, 2024 |
| Days on Market | 26              |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

## Listing Details

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