

\$825,000 - 3315 Palliser Drive Sw, Calgary

MLS® #A2162465

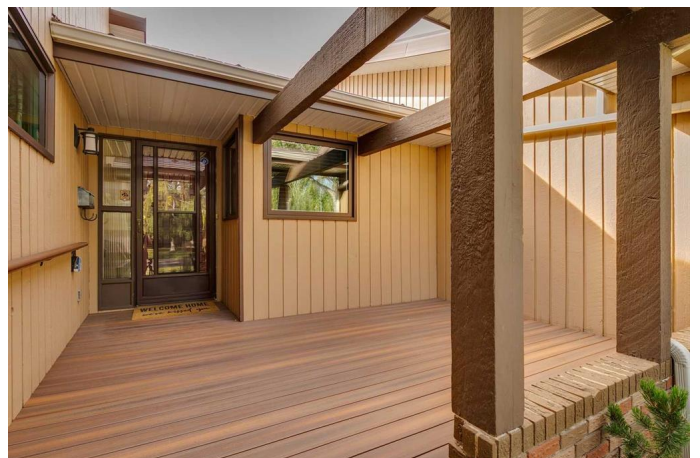
\$825,000

4 Bedroom, 3.00 Bathroom, 1,907 sqft

Residential on 0.18 Acres

Oakridge, Calgary, Alberta

This expansive bungalow is set on a sprawling 68x110â€™™ mature lot with a sunny west-facing backyard, and is just a short walk from South Glenmore Park, the reservoir pathway system, excellent schools, parks, and various recreational amenities. You'll also enjoy convenient access to shopping, including Costco and the newly developed Taza area, as well as the SW ring road. Well maintained with numerous high quality updates over the past 15 years including 50-year roof shingles, soffit and fascia, triple-pane windows and doors, two high-efficiency furnaces, a new hot water tank, R-50 attic insulation, Toto toilets throughout, a built-in wall oven, Steel Craft overhead garage door, composite front porch, exterior paint, and more! The excellent layout includes a spacious living room overlooking the backyard, an adjacent dining room with a large sliding door opening to a BC Red Cedar deck, and a beautifully updated kitchen featuring Birdseye maple cabinets, granite countertops, and a gas range that will be appreciated by the chef in your family! Step down into the vaulted family room which features wainscot paneling, two skylights, and a cozy gas fireplace. There are four bedrooms including a generous primary suite with dual closets and a 5-piece ensuite bathroom offering double sinks & a relaxing soaker tub. The other three bedrooms have easy access to the renovated 3-piece main bathroom which includes a stunning marble shower, and thereâ€™™s a convenient



2-piece guest bathroom as well. Completing the package is a convenient main-level laundry and a fully finished double garage with direct house access. The undeveloped lower level offers a blank canvas for future customization and development.

Built in 1979

Essential Information

MLS® #	A2162465
Price	\$825,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,907
Acres	0.18
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3315 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	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,
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	Skylight(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Many Trees, Rectangular Lot, Treed
Roof	Metal
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 21st, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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