

20, 2815 Palliser Drive SW  
Calgary, Alberta

MLS # A2216912



**\$449,900**

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Aluminum Siding , Brick, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 392
LLD:	-
Zoning:	M-CG
Utilities:	-

**Inclusions:** Backyard Shed

Here's your opportunity to own a spacious 3-bedroom townhome with an attached garage, private west-facing yard, and low condo fees—all in one of Calgary's most established and family-friendly communities. Set within the quiet, well-managed Oak Hampton Court complex, this home offers a smart, functional layout with plenty of room to grow. Whether you're a first-time buyer, investor, or looking to settle into a fantastic neighborhood, this property combines immediate comfort with tremendous potential to personalize and add value over time. The main level includes a generous front entry, powder room, and rare direct access to the garage. The west-facing living room overlooks the fully fenced, low-maintenance backyard—sheltered by mature trees for a private, outdoor retreat. The kitchen features ample counter and cabinet space and opens into a dining area with direct access to the yard—ideal for everyday living and entertaining. Upstairs, you'll find three well-sized bedrooms with beautifully preserved hardwood floors. A bright and functional 4-piece bath completes the upper level. The partially finished basement adds versatility, perfect for a home office, rec room, or creative space, with plenty of storage. Oakridge is cherished for its mature landscape, extensive pathway system, and access to nature. You're minutes from Glenmore Reservoir, Southland Leisure Centre, Costco, grocery stores, top-rated schools, and the Ring Road for easy commuting. Townhomes offering this blend of space, value, and location are a rare find—don't miss your chance.