



GRASSROOTS
REALTY GROUP

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21, 2815 Palliser Drive SW
Calgary, Alberta

MLS # A2320731



\$399,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Concrete Driveway, Covered, Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Range hoodfan, built in dishwasher, Stove, Fridge and washer and dryer

Welcome to the highly sought-after community of Oakridge, where this beautifully renovated 3-bedroom, 1.5-bathroom townhome offers 1,244 sq. ft. of finished living space, timeless style, and an unbeatable location. Featuring well-kept hardwood flooring throughout on every level, a west-facing backyard backing onto greenspace. Renovated bathrooms, a beautifully updated kitchen, and fresh paint throughout, this move-in-ready home is sure to impress. Step inside to discover the beautifully maintained hardwood flooring that flows seamlessly throughout the home, adding warmth, character, and lasting appeal. The bright and inviting living room is filled with natural light from a large picture window, creating the perfect space for entertaining or relaxing with family. The renovated bright and functional kitchen has been tastefully updated with modern cabinetry, durable poly-laminate countertops, a white appliance package, contemporary tile flooring. With plenty of cupboard and counter space, it's an ideal setting for preparing everyday meals or gathering with family and friends. A beautifully updated 2 piece powder room completes the main level. Upstairs, the well-kept hardwood flooring continues throughout all three spacious bedrooms, offering comfort, durability, and easy maintenance. The renovated 4-piece bathroom features modern finishes and serves the upper level well. The basement includes a laundry area with built-in storage shelving, with the opportunity to create a family room, home gym, office, or recreation space tailored to your needs. Step outside to your private, fully fenced west-facing backyard, ideal for enjoying sunny afternoons and evening sunsets. The yard backs directly onto a beautiful greenspace, close to Oakhill Park, complete with a playground, soccer field, and walking paths. Ideally located within walking distance to Oak Bay

Plaza, you'll enjoy convenient access to grocery stores, restaurants, cafés, and everyday amenities. The Oakridge Community Association, excellent schools, Glenmore Reservoir pathways, South Glenmore Park, and numerous recreational opportunities are all just minutes away. This exceptional home perfectly blends tasteful updates, beautifully maintained hardwood flooring, and an outstanding location. Whether you're a first-time buyer, young family, or downsizer, this home offers exceptional value in one of Calgary's most established and sought-after communities. Simply move in, unpack, and begin making lasting memories in beautiful Oakridge.