

**20, 2815 Palliser Drive SW**  
**Calgary, Alberta**

**MLS # A2216912**



**\$449,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** Backyard Shed

OPEN HOUSE SATURDAY MAY 3, 12&ndash;3PM. Here&rsquo;s your opportunity to own a spacious 3-bedroom townhome with an attached garage, private west-facing yard, and low condo fees&mdash;all in one of Calgary&rsquo;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&rsquo;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&mdash;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&mdash;ideal for everyday living and entertaining. Upstairs, you&rsquo;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&rsquo;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&mdash;don&rsquo;t miss your chance.