



THE
A-TEAM

**RE/MAX
FIRST**

3339 PALLISER Drive, Calgary T2V 4W9

MLS® #: **A2145619** Area: **Oakridge** Listing Date: **06/28/24** List Price: **\$990,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **6,792 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,144**
 Low Sqft:
 Ttl Sqft: **3,144**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Fruit Trees/Shrub(s),Few Trees,Gazebo,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shake,Wood**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Bookcases,Central Vacuum,French Door,No Smoking Home,Soaking Tub,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`2"
5pc Bathroom	Second	10`10" x 9`0"
Bedroom - Primary	Second	23`2" x 18`8"
Bedroom	Second	12`2" x 10`6"
Kitchen	Main	13`6" x 12`0"
Living Room	Main	13`6" x 13`2"
Family Room	Main	15`10" x 11`10"

Room	Level	Dimensions
4pc Bathroom	Lower	8`6" x 5`10"
6pc Ensuite bath	Second	11`2" x 9`10"
Bedroom	Second	10`8" x 10`6"
Bedroom	Second	18`10" x 16`2"
Dining Room	Main	26`0" x 11`0"
Foyer	Main	9`0" x 8`0"
Flex Space	Main	18`0" x 11`0"

Laundry
Covered Porch
Office

Main
Main
Second

9`0" x 8`6"
36`4" x 10`8"
11`0" x 9`8"

Sunroom/Solarium
Game Room
Other

Main
Lower
Main

13`10" x 13`6"
15`8" x 11`0"
21`6" x 21`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811049

Zoning:
R-C1

Remarks

Pub Rmks:

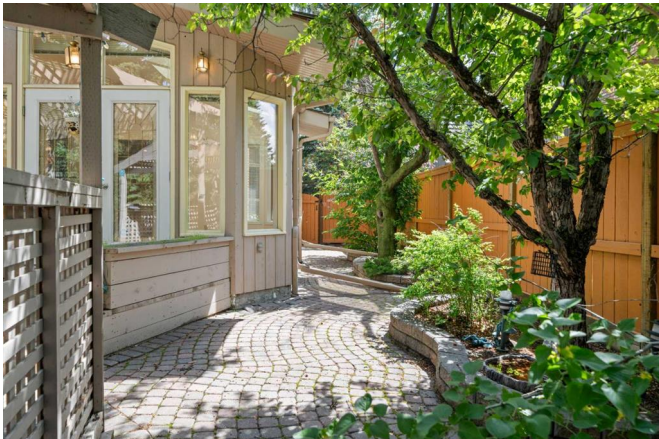
****OPEN HOUSE TODAY 11AM-2PM**** Welcome to 3339 Palliser Drive SW, a home cherished by the same family for 46 years, nestled in the heart of Oakridge. This expansive and fully developed home, built in 1978, exudes warmth and charm. The deep-rooted ties to Oakridge transformed this house into a family 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 T'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.

Inclusions:
Property Listed By:

See Remarks
RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













3339 HALLIDER DRIVE SW
 AREA: 1752.00 SQ. FT. / 161.30 SQ. METERS
 GARAGE: 282.00 SQ. FT. / 26.14 SQ. METERS
 MAIN FLOOR: 1542.00 SQ. FT. / 142.00 SQ. METERS
 BASEMENT: 1381.00 SQ. FT. / 128.00 SQ. METERS

DETACHED SINGLE FAMILY
 *ALL AREA MEASUREMENTS ARE BASED ON EXTERIOR DIMENSIONS

KELLY MAXWELL
 BCMAK
 JUNE 28, 2024

