



THE
A-TEAM

**RE/MAX
FIRST**

2931 PALLISER Drive, Calgary T2V 4B3

MLS®#: **A2168432** Area: **Oakridge** Listing Date: **10/06/24** List Price: **\$890,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **9,235 sqft**
 Lot Shape: **16.7 x 43.75 X 18.35 x 51.42**

Finished Floor Area
 Abv Sqft: **1,418**
 Low Sqft:
 Ttl Sqft: **1,418**

DOM

108
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Garden,Irregular Lot,Many Trees,Secluded**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Built-In Oven,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`11" x 14`5"	Kitchen With Eating Area	Main	13`4" x 10`10"
Dining Room	Main	11`4" x 10`7"	Bedroom - Primary	Upper	12`10" x 12`2"
Bedroom	Upper	13`1" x 8`7"	Bedroom	Upper	10`2" x 9`8"
4pc Bathroom	Upper		Loft	Upper	25`3" x 11`9"
3pc Bathroom	Lower		Game Room	Lower	19`1" x 15`0"
Storage	Basement		Laundry	Lower	12`5" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1391LK

Remarks

Pub Rmks:

BRIGHT , CLEAN , OPEN DESIGN , CUSTOM BUILD METICULOUSLY MAINTAINED BY LONG TIME OWNERS. NEWER KITCHEN RENOVATION IS FINISHED IN HARDWOOD , GRANITE COUNTERTOPS , STAINLESS STEEL APPLIANCES , AND TILE WITH SLIDING DOOR ACCESS TO THE BACK PATIO . THE DINING ROOM HAS BEEN EXPANDED TO ACCOMMODATE A SIZEABLE HUTCH AND CHINA CABINET . NEW HARDWOOD FLOORS THROUGHOUT THE MAIN FLOOR. THE UPPER LEVEL HAS THREE GOOD SIZED BEDROOMS , A 4 PIECE BATHROOM , AND LOFT/RETREAT AREA . LOWER DEVELOPMENT WITH WALKUP ACCESS HAS A CONVIENT LAUNDRY/SEWING/ MUD ROOM AND AN INVITING FAMIY ROOM WITH GAS FIREP-LACE , AND CONVENIENT BATHROOM. ADDITIONAL LOWER LEVEL DEVELOPMENT INCLUDES A HUGE REC-ROOM , A THREE PIECE BATHROOM , , A SAUNA , , AND EXTRA STORAGE. WINDOWS,ROOF AND FURNACE HAVE BEEN UPDATED. OUTSIDE THE MASSIVE LOT (45% BIGGER THAN A REGULAR LOT)IS AN IMPRESSIVE RESULT OF HISTORICAL NUTURING AND ATTENTION. BACK YARD OASIS FEATURES RAISE GARDEN BEDS , A RAIN WATER SYSTEM, A GREENHOUSE, A SERENITY FOUNTAIN , AND A SHELTERED QUIET AREA . THERE IS CONVENIENT DRIVEWAY PARKING OUT FRONT IN ADDITION TO THE HEATED DOUBLE GARAGE . THE LOCATION IS A SHORT WALK TO LOUIS REIL SCHOOL , THE OAKRIDGE COMMUNITY ARENA/CENTER , WALKING PATHS , AND SOUTH GLENMORE PARK. ADDITIONAL PHOTOS AND 360'S IN THE LINKS . NOTE : DRONE FOOTAGE IN SUPPLIMENTS

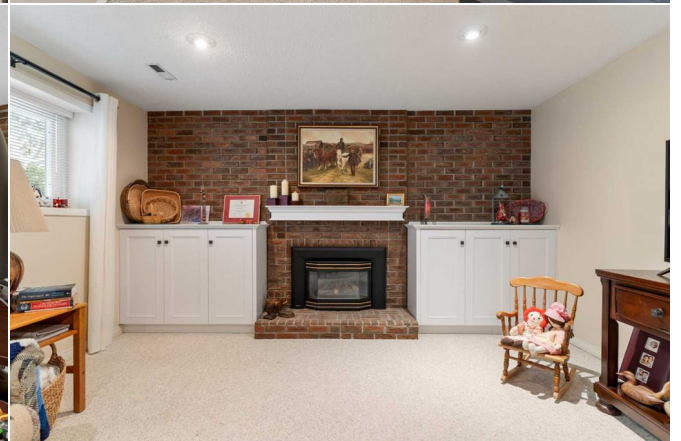
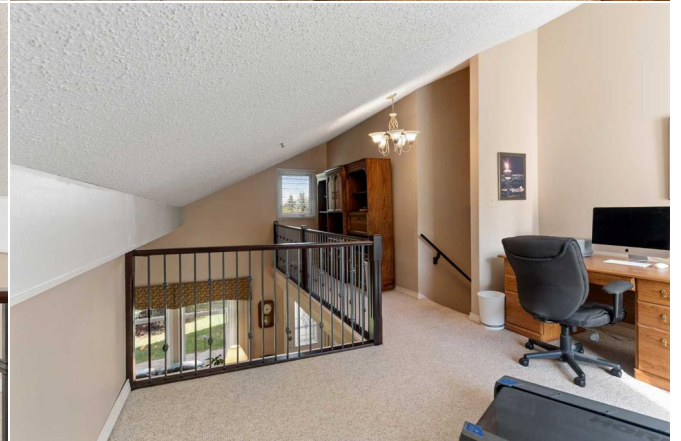
Inclusions:
Property Listed By:

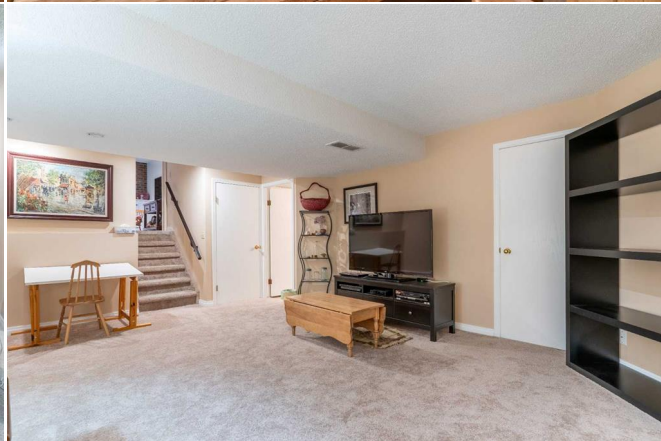
NONE
CIR Realty

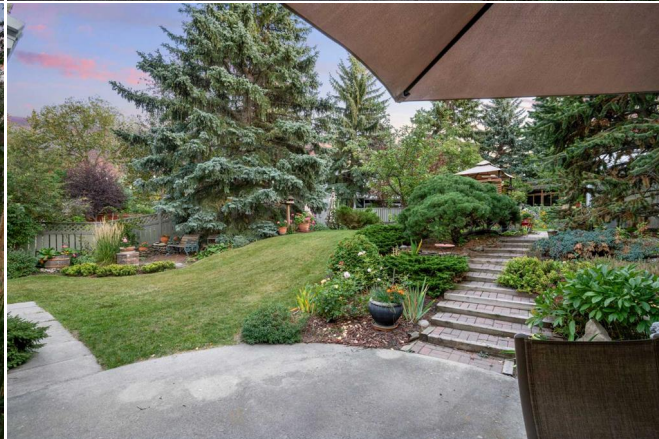
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2931 Palliser Dr SW, Calgary, AB
Main Floor Exterior Area 606.66 sq ft



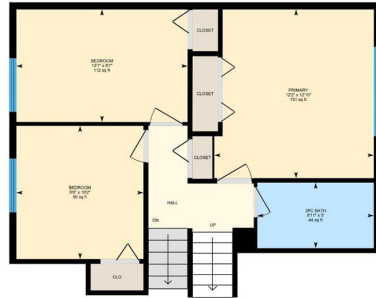
0 2 4 ft

PREPARED: 2024/09/26

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2931 Palliser Dr SW, Calgary, AB

Upper Exterior Area 562.23 sq ft



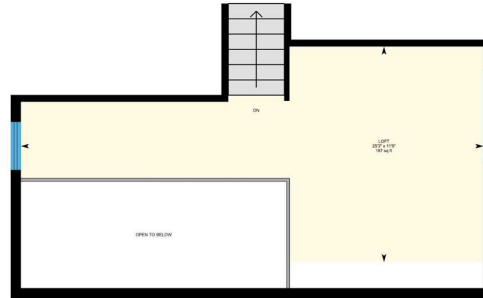
0 2 4 ft

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2931 Palliser Dr SW, Calgary, AB

Left Exterior Area 249.45 sq ft
Excluded Area 191.06 sq ft



0 2 4 ft

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2931 Palliser Dr SW, Calgary, AB

Lower Exterior Area 475.14 sq ft



0 2 4 ft

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2931 Palliser Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 458.00 sq ft
Excluded Area 159.82 sq ft



0 2 4 ft

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