



2815 Palliser Drive Calgary Alberta

\$400,000

3 BEDROOMS | 1.5 BATHROOMS | 2 STOREY | 1,219 SQ FT | SOUTH FACING DECK | BACKING OAKHILL PARK

| Welcome to your inviting retreat at Oak Hampton Court--a charming end-unit townhome perfectly nestled in the highly desired community of Oakridge. Offering exceptional value and a meticulously maintained complex, this is the ideal opportunity for comfortable living in a peaceful, park-side setting. Step inside to a warm and functional layout featuring a bright front living and dining area, leading to the sunny south-facing kitchen that overlooks your private deck. With its incredible exposure and direct access to Oakhill Park, enjoy effortless indoor-outdoor living, morning coffee in the sunshine, and immediate access to scenic pathways right from your backyard. The main level is completed by a convenient half bath, while upstairs offers three generous bedrooms and a full 4-piece bathroom, perfect for families, first-time buyers, or anyone seeking extra space. The finished basement with wood burning fireplace provides a large recreation area, laundry space, and additional storage options. This pet-friendly complex (with board approval) welcomes all ages and sits within walking distance to some of Calgary's top amenities: South Glenmore Park, Glenmore Reservoir, biking and running trails, the Sailing Club, canoe access, schools, playgrounds, and everyday shopping and dining options. A peaceful community, unbeatable park access, and an incredible Oakridge location combine to create a simply cozy haven you'll love coming home to. Don't miss your chance to make this special property yours! (id:6769)

Office 5.92 Ft x 4.08 Ft

Recreational, Games room 18.92 Ft x 13.83 Ft

Furnace 19.25 Ft x 15.67 Ft

2pc Bathroom 2.58 Ft x 6.58 Ft

Dining room 12.50 Ft x 8.75 Ft

Kitchen 11.17 Ft x 10.08 Ft

Living room 12.50 Ft x 12.08 Ft

4pc Bathroom 7.33 Ft x 7.83 Ft

Bedroom 9.42 Ft x 14.58 Ft

Bedroom 9.50 Ft x 11.17 Ft

Primary Bedroom 11.58 Ft x 12.08 Ft

Listing Presented By:



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RE/MAX First

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RE/MAX Realty Professionals

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