

# \$879,900 - 3236 Palliser Drive Sw, Calgary

MLS® #A2219265

**\$879,900**

4 Bedroom, 3.00 Bathroom, 2,132 sqft

Residential on 0.17 Acres

Oakridge, Calgary, Alberta

Welcome to this beautifully maintained and truly unique home in the highly sought-after community of Oakridge. With four bedrooms upstairs, it's ideal for a growing family seeking space, comfort, and charm.

Begin your tour through the large, private west-facing courtyard—perfect for entertaining or a secure play space for children. Inside, the home's distinctive layout immediately stands out.

To the left of the front entry is a massive dining room featuring a full wall of built-in cabinetry and a charming window seat. The space is large enough to host a table for 16 guests—ideal for large family gatherings and entertaining.

To the right of the entry, step down into a formal sunken living room, then up into the cozy library (originally a dining room), now an inviting space for reading and relaxation.

The back entry is plumbed for main-floor laundry, though a spacious laundry room downstairs offers ample room for folding, sorting, and storage.

The kitchen was renovated with full-height cabinetry, sleek white Corian countertops, and a lovely bay window over the sink that overlooks the landscaped backyard. It also features a pantry with convenient pull-out



shelves and a pass-through to the breakfast nook. Adjacent is a spacious family room centered around a gas fireplaceâ€”perfect for cozy evenings and family gatherings. A 2-piece powder room completes the main level.

Over the years, many upgrades have been completed, including the replacement of nearly all windows (except the one in the library), two high-efficiency furnaces, air conditioning (on upstairs furnace), a newer hot water tank and roof, and updated carpet in the family room. Both the kitchen and main upstairs bathroom have been renovated, with the main bath boasting a 6-foot tub and a separate shower.

Upstairs, the primary suite includes a 4-piece ensuite and a private balcony overlooking the backyard. Three additional generously sized bedrooms and a newly renovated main bath complete the upper levelâ€”ideal for a larger family.

The basement is partially developed, offering large windows, roughed-in plumbing, and substantial storage space with potential for future customization.

Donâ€™t miss the oversized garageâ€”featuring soaring ceilings, a large mezzanine for storage, and enough clearance for a lift, perfect for a car enthusiast. Garage access is via the rear alley.

Step into the backyard to find multiple private sitting areas, a gazebo, and beautiful landscaping filled with mature trees and perennials that provide a peaceful, secluded atmosphere as they bloom.

Located just a short walk from Glenmore Reservoir, close to shopping, and with quick access to Stoney Trailâ€”this is the ideal family

home in an unbeatable location.

Call today to book your private showing!

Built in 1978

### Essential Information

MLS® #	A2219265
Price	\$879,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,132
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3236 Palliser Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Storage, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Decorative
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Private, Treed, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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