



**GRASSROOTS**  
REALTY GROUP

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36, 2323 Oakmoor Drive SW  
Calgary, Alberta

MLS # A2237458



**\$445,000**

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Driveway, Front Drive, Garage Door Opener, Other, Outside, Oversized, Sing		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Low Maintenance Landscape, P		

Heating:	Central	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, French Door, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: curtains

Welcome to this well-kept and spacious 4-bedroom townhouse located in a highly desirable area of Calgary, just steps from the scenic Glenmore Park and Southland leisure center. This home offers comfort, functionality, and recent upgrades &mdash; perfect for families, first-time buyers, or investors. The main floor features a cozy living room, a bright dining area, and a functional kitchen that flows perfectly for everyday living or entertaining. Upstairs, you'll find three generous bedrooms, a full bathroom, and a convenient half bath for added comfort. The fully developed basement adds incredible value with a large rec room (that could be used as a 4th bedroom), a kitchenette, and a brand-new full bathroom &mdash; ideal for guests, extended family, or even rental potential. Plus 2 hot water tanks and furnace are recently upgraded. Enjoy the outdoors in your private backyard &ndash; a perfect spot to relax or garden. And benefit from a single garage for secure parking and storage. Recent updates in a condo include: new windows, new garage door and new roof (2025), front yard landscaping scheduled for spring-summer 2025. This is your chance to own a move-in-ready home in a prime location with nature, parks, schools, and amenities all within easy reach.