



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

55, 2225 Oakmoor Drive SW
Calgary, Alberta

MLS # A2238422



\$485,000

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,353 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 588
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated townhome in Oakmoor Townhomes, nestled in the heart of Palliser. Whether you choose to park in the garage or under the carport, you'll immediately feel at home the moment you step inside. The warm and inviting interior is anchored by striking floating staircases that lead you both upstairs and down. On the main level, you'll find a bright, functional kitchen and a spacious living area that opens onto a private, fenced deck—perfect for relaxing after a long day. Head up to the next level where you'll discover the primary bedroom, complete with a massive walk-in closet, a built-in vanity, and access to the ensuite. A second bedroom makes a great space for guests or family. Up another short flight of stairs is a versatile loft—renovated with stunning herringbone flooring—ideal for a home office, reading nook, or a playroom. Also included in the loft is a spacious storage nook, tucked away for convenience. The lower level offers even more flexibility, featuring a fully developed basement with a home gym that could easily be converted into a third bedroom. Other thoughtful upgrades include stylish new front doors fitted with reeded glass, allowing natural light to filter through while preserving privacy. All of this in a prime location—just steps from the amenities of Oakridge and Palliser, and within walking distance to Southland Leisure Centre, Glenmore Reservoir, and scenic bike paths.