



GRASSROOTS
REALTY GROUP

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28, 2300 Oakmoor Drive SW
Calgary, Alberta

MLS # A2243721



\$392,000

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,142 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Garden, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: n/a

This exceptionally well-maintained 3-bedroom home features a private West backyard that backs onto a convenient pathway. This home sparkles with cleanliness and has been freshly painted in a tasteful modern color. The main floor features laminate flooring throughout for easy maintenance. The sunny kitchen has a west window overlooking the yard, maple cabinetry, a pantry and lots of room for a table or large island. You will see that the living room/dining room can be set up in various ways to accommodate a dining table, workspace or a large family room. The spacious primary bdrm has a large walk-in closet and looks out over the yard! You'll find 2 more bedrooms up and a 4 piece bathroom. The 2-piece bathroom on the main is conveniently located by the back door. You'll find the laundry on the Lower level, which is awaiting your development ideas. Parking is right in front of your door and guest parking is steps away. This home is move-in ready, shows pride of ownership and has been updated over the years. A quick possession is possible for you to enjoy the rest of the summer and fall in your new home.