



GRASSROOTS
REALTY GROUP

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**110, 2300 Oakmoor Drive SW
Calgary, Alberta**

MLS # A2244696



\$397,000

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Outside, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: 2nd Fridge in Basement

OPEN HOUSE Saturday August 2nd, 1:30 - 3:30pm. One of the largest units in this sought-after Palliser complex, this bright and spacious townhome offers over 1,200 sq ft above grade and a private, fenced backyard that backs onto a peaceful walking path. The main floor features a central kitchen with ample cabinetry and a pantry, open to the dining area with ceramic tile flooring. The large living room offers laminate floors, a big picture window, and patio doors leading to a sunny deck and private yard—perfect for outdoor enjoyment. Upstairs, you'll find a huge primary bedroom with a generous closet, a second spacious bedroom, and an open loft with its own closet—ideal for a home office or easily converted into a third bedroom. A 4-piece bathroom completes the upper level. The partially finished basement includes a recreation room (just needs flooring), a laundry area with LG washer and dryer, under-stair storage, and two included appliances—a fridge and freezer in working order. Improvements include kitchen, bathroom, and windows (2011), and furnace (2019). Parking is right outside your front door, with plenty of visitor parking available. This well-managed complex is ideally located near schools, shopping, and public transportation, with quick access to the Ring Road—making it easy to get around the city or head out of town. A great opportunity to own an affordable home in a fantastic location!