



GRASSROOTS
REALTY GROUP

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

MLS # A2253250



\$396,000

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: Fridge in basement.

One of the largest units in this sought-after Palliser complex, this bright and well-maintained townhome offers over 1,300 sq ft above grade and a private, fenced backyard that opens directly onto a peaceful walking path. The main floor features a central kitchen with plenty of cabinetry and a pantry, open to the dining area with durable ceramic tile flooring. The spacious living room offers laminate floors, a large picture window, and patio doors leading to a sunny deck and private yard—perfect for relaxing or entertaining outdoors. Upstairs, you'll find a generously sized primary bedroom with a large 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 full 4-piece bathroom completes the upper level. The partially finished basement includes a rec room (just needs flooring), laundry area with LG washer and dryer, under-stair storage, and two additional appliances—a fridge and freezer, both in working condition. Improvements include: kitchen, bathroom, and windows (2011), and furnace (2019). Convenient parking is located right outside your front door, with ample visitor parking nearby. This well-managed complex is close to schools, shopping, transit, and offers easy access to the Ring Road—perfect for commuters. An excellent opportunity to own a spacious and affordable home in a fantastic southwest location!