



GRASSROOTS
REALTY GROUP

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24, 2210 Oakmoor Drive SW
Calgary, Alberta

MLS # A2263033



\$420,000

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: n/a

COMPLETELY RENOVATED 2-storey townhome with 2,010+ sqft of developed living space in the highly sought-after community of PALLISER! Just steps away from schools, shopping, restaurants, playgrounds, Southland Leisure Centre + GLENMORE RESERVOIR! Perfect for first time buyers, INVESTORS or downsizers. 3 bedrooms, 2.5 baths, FULLY DEVELOPED Basement + SOUTH facing backyard. OPEN concept main floor features NEW LVP, u-shaped kitchen with NEW countertops & breakfast nook. Spacious living/family room with Wood burning fireplace + access to low maintenance fully fenced YARD leads to BRIGHT formal Dining area. 2 pc powder room completes the main level. Upstairs offers a Large primary retreat with dual closets featuring custom built-ins w/ 3 pc ensuite + 2 additional good sized bedrooms & 4 pc bath. FULLY DEVELOPED lower level features a large flex space ideal for a DEN/GYM or play area + Washer & Dryer. Additional features & upgrades include: Newer Roof (2018), Siding (2024), Furnace (2024), Kitchen Counters (2025), Freshly painted walls, NEW Carpet + LVP, Baseboards, Doors & Hardware + Light Fixtures and 2 assigned parking stalls. Walking distance to transit, schools, shopping, restaurants, Southland Leisure Centre, GLENMORE RESERVOIR + Quick access to Rockyview General Hospital, Costco and Stoney Trail. Exceptional Value!