



GRASSROOTS
REALTY GROUP

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2630 Oakmoor Drive SW
Calgary, Alberta

MLS # A2273018



\$278,000

Division:	Oakridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	501 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Window Coverings, Curtain Rods, Pot and Pan Hanger, Shed

Nestled in the sought after, family friendly community of Oakridge, this beautifully renovated, open-concept home blends timeless charm with modern comfort. Offering 974 sq. ft. of thoughtfully designed living space and extensive upgrades throughout, this home is sure to impress. Bright and airy, the interior showcases oversized vinyl windows, 12-foot vaulted ceilings with exposed beams, and luxury vinyl plank flooring that extends gracefully throughout the home. The stylish kitchen is masterfully designed for efficiency and entertaining, featuring shaker-style white cabinetry, elegant subway tile backsplash, and modern stainless steel appliances. The kitchen flows seamlessly into a refined dining area and living room, centered around a cozy wood burning fireplace, ideal for entertaining and relaxation. A beautifully finished four-piece bathroom with a custom tile tub surround completes the main floor. The lower level continues to shine with oversized windows, fresh vinyl plank flooring, and newly installed carpet in both bedrooms. The spacious primary bedroom comfortably accommodates a king size bed, while the second bedroom is ideal for guests or a dedicated home office—an excellent setup for staying cool during warm summer nights. This level also includes an oversized 2-piece bathroom and a convenient laundry area equipped with newer front-load washer and dryer. Outside, enjoy a fully fenced and private backyard featuring a deck and concrete patio—perfect for extending your living and entertaining space. At the front, the home is greeted by an extended yard accented by mature lilac trees adding exceptional curb appeal. Your dedicated parking stall sits just steps from the home, with plenty of additional street parking for guests. Further recent updates include the furnace (2020), windows (within the last 10 years), and roof (2024), offering

peace of mind for years to come. A perfect home in a fantastic location! Situated across the street from shopping, a grocery store, professional services and within minutes to schools, Stoney Trail, the Glenmore Reservoir, the Weaselhead Natural Area, and South Glenmore Park, this home offers exceptional convenience in one of Calgary's most beloved communities. A truly exceptional home in an unbeatable location.