



17, 2210 Oakmoor Drive SW
Calgary, Alberta

MLS # A2285026



\$410,000

Division:	Palliser		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fireplace and Garburator as-is (no known defects).

Welcome to this beautifully maintained end unit townhouse in the heart of Palliser, offering over 1,300 sq ft of thoughtfully designed living space plus a fully finished basement. Perfectly positioned within the complex, this home enjoys added privacy, extra natural light, a desirable west exposure, and a SIDING THAT WAS FULLY RENEWED IN 2023. Step inside to a bright and inviting main floor, ideal for both everyday living and entertaining. The spacious living room is filled with natural light and features a cozy wood-burning fireplace, creating the perfect atmosphere for relaxing evenings. The dining area flows seamlessly into the updated kitchen, complete with modern finishes, ample cabinetry, and a convenient garburator for added functionality. Upstairs, you will find three generously sized bedrooms, including a spacious primary retreat with its own private 3-piece ensuite. A full 4-piece bathroom completes the upper level, making this layout ideal for families, guests, or a home office setup. The fully developed basement offers exceptional flexibility. Whether you envision a media room, home gym, playroom, or office, this space adapts to your lifestyle. Laundry is conveniently located in the lower level. Enjoy summer evenings on the large private deck, perfect for BBQs and outdoor gatherings. This home also includes TWO parking stalls right outside the unit, plus visitor parking within the complex. Located in the well-established community of Palliser, you are steps from parks and green space, and just minutes to schools, shopping, Glenmore Landing, Southland Leisure Centre, and public transit. With easy access to major roadways, commuting is effortless. This move-in-ready end unit combines space, comfort, and an unbeatable location. A fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy maintenance-free living in a mature southwest community.

Book your private showing today.