



**GRASSROOTS**  
REALTY GROUP

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**2648 Oakmoor Drive SW**  
**Calgary, Alberta**

**MLS # A2288959**



**\$275,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	505 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** NA

Stop renting and own your Home! Welcome to this fully finished bi-level home that provides 2 good sized bedrooms and makes a great first time buyer or revenue property! This fantastic property has had some good updates over the past few years, including an updated Kitchen and S/S appliances. The location is amazing with close access to the Reservoir, shopping, transit and other amenities. The main bathroom has been updated with vessel sinks and is located on the main. The fully fenced backyard is accessible off the Kitchen and Dining area and offers space for your BBQ and enjoyment. Parking is at the rear, directly behind your unit. This great property could be yours! Schedule your showing today!