



**94, 2300 Oakmoor Drive SW
Calgary, Alberta**

MLS # A2292453



\$425,000

Division:	Palliser		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: TV Mount on main level

Perfectly situated in the popular and well managed Oakmoor townhomes, and in one of the best locations in the complex, this renovated end unit townhouse offers several standout features including a private driveway right out front, a private fenced backyard that is perfect for entertaining, relaxing, or pets (with board approval), and an ideal location backing directly onto the large treed central courtyard with walking paths and a playground! Thoughtfully updated from top to bottom with improvements that include a high efficiency furnace, hot water tank, vinyl windows and more. The bright main floor, bathed in natural light from large south facing windows, features a spacious front living room, adjoining dining area, and a stylish kitchen with crisp white cabinetry, stainless steel appliances and a lovely view over the courtyard park. A convenient two piece bathroom completes the main level. Upstairs is host to three bedrooms including a generous primary featuring a walk-in closet, and a four piece main bathroom. The fully developed lower level provides additional living space, laundry (with a new LG Washtower machine!), plenty of storage and another two piece bathroom. Enjoy the convenience of parking for two vehicles on your private driveway located directly outside the front door, with ample visitor and street parking nearby. This well managed complex is close to schools, parks, shopping and transit, and offers easy access to Stoney Trail for a quick commute around the city and to the nearby Taza Park shopping district. Call your favorite Realtor to book your private showing today!