



**51, 2300 Oakmoor Drive SW  
Calgary, Alberta**

**MLS # A2294910**



**\$395,000**

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

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 358

**LLD:** -

**Zoning:** M-C1d75

**Utilities:** -

**Inclusions:** n/a

Beautifully maintained 3-bedroom, 1.5-bathroom townhome located in the desirable community of Palliser. This bright and functional home features newer front windows, luxury vinyl plank flooring, and updated paint throughout. The main floor offers a spacious living and dining area, along with an updated kitchen complete with granite countertops, tile backsplash, updated cabinetry, sink, and appliances, including fridge (2024) and dishwasher (2019). A renovated 2-piece powder room completes the main level. The upper level boasts three generously sized bedrooms, including an oversized primary bedroom with ample space for a king-sized bed, and a fully updated 4-piece bathroom featuring a tub and tiled shower. The finished walkout basement provides additional living space and includes a laundry area with newer washer and dryer (2023) and a laundry sink in the utility room. Enjoy the fenced backyard with a private patio backing onto a green space/park. Assigned parking stall is conveniently located directly in front of the unit, with additional visitor parking available. Well-managed complex situated close to schools, parks, shopping, and public transit, with quick access to Stoney Trail and nearby Taza Park. Ideal opportunity for first-time buyers, downsizers, or investors.