2225 Oakmoor Drive Calgary Alberta
$409,900

Opportunity Knocks - Priced to Sell, Sold As-Is! Perfect for investors or renovators, this spacious townhome offers over 1,300 sq ft of potential in a well-managed complex. With solid bones and loads of upside, it's a fantastic opportunity to create value in a prime location. Ideally located near major amenities including Costco, Glenmore Landing, Southland Leisure Centre, schools, shopping, transit, and quick access to Stoney Trail--convenience is at your doorstep. The main entryway welcomes you with a spacious foyer, access to a single attached garage, and a 2-piece bathroom. Upstairs, the bright main living area features vaulted ceilings, a gas-burning fireplace, a kitchen and dining area, and patio doors leading to a private deck and enclosed outdoor space--ideal for relaxing or entertaining. On the next level, you'll find a primary bedroom with a walk-in closet and cheater access to a 4-piece main bathroom, plus a second bedroom. The upper loft space--measuring 8' x 21'--overlooks the living room and is perfect for a home office, studio, or lounge area, with a hidden storage room offering additional functionality. The lower level includes a third bedroom, laundry area, and plenty of storage space. This home offers a rare mix of size, layout, and location. Bring your vision and act fast--opportunities like this don't last long! (id:6769)

Bedroom 13.67 Ft x 12.33 Ft	Primary Bedroom 13.17 Ft x 11.42 Ft
Laundry room 9.50 Ft x 4.08 Ft	Bedroom 10.83 Ft x 9.33 Ft
Kitchen 10.50 Ft x 8.25 Ft	Loft 21.08 Ft x 8.17 Ft
Dining room 10.92 Ft x 9.42 Ft	Storage 14.75 Ft x 8.25 Ft
Living room 11.67 Ft x 11.00 Ft	Other 8.33 Ft x 5.25 Ft
2pc Bathroom 7.75 Ft x 2.92 Ft	4pc Bathroom 8.67 Ft x 5.25 Ft

Listing Presented By:

Originally Listed by:
RE/MAX Real Estate (Mountain View)

http://www.jthay.com/

Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

a