



2300 Oakmoor Drive Calgary Alberta

\$396,000

One of the largest units in this sought-after Palliser complex, this bright and well-maintained townhome offers over 1,300 sq ft above grade and a private, fenced backyard that opens directly onto a peaceful walking path. The main floor features a central kitchen with plenty of cabinetry and a pantry, open to the dining area with durable ceramic tile flooring. The spacious living room offers laminate floors, a large picture window, and patio doors leading to a sunny deck and private yard—perfect for relaxing or entertaining outdoors. Upstairs, you'll find a generously sized primary bedroom with a large closet, a second spacious bedroom, and an open loft with its own closet—ideal for a home office or easily converted into a third bedroom. A full 4-piece bathroom completes the upper level. The partially finished basement includes a rec room (just needs flooring), laundry area with LG washer and dryer, under-stair storage, and two additional appliances—a fridge and freezer, both in working condition. Improvements include: kitchen, bathroom, and windows (2011), and furnace (2019). Convenient parking is located right outside your front door, with ample visitor parking nearby. This well-managed complex is close to schools, shopping, transit, and offers easy access to the Ring Road—perfect for commuters. An excellent opportunity to own a spacious and affordable home in a fantastic southwest location! (id:6769)

Primary Bedroom 10.83 Ft x 14.75 Ft

Bedroom 9.33 Ft x 18.00 Ft

4pc Bathroom 4.75 Ft x 9.25 Ft

Recreational, Games room 18.42 Ft x 17.58 Ft

Laundry room 18.50 Ft x 17.17 Ft

Kitchen 10.92 Ft x 9.08 Ft

Living room 19.25 Ft x 18.08 Ft

Dining room 10.92 Ft x 11.00 Ft

Foyer 8.33 Ft x 3.75 Ft

2pc Bathroom 4.00 Ft x 5.08 Ft

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