


# 2300 Oakmoor Drive Calgary Alberta

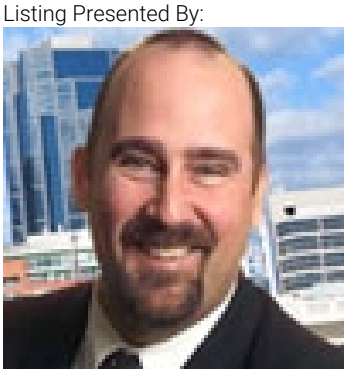
$325,000

Unlock the potential in this **2-bedroom plus loft/den townhouse** nestled in the highly sought-after community of **Palliser**. Whether you're an investor, renovator, or buyer looking to build equity, this is a rare opportunity to transform a home in one of Calgary's most established and desirable southwest neighbourhoods.Offering a functional floor plan with two spacious bedrooms plus a versatile loft/den--perfect for a home office, reading nook, or guest space--this home is ready for your vision. The **partially developed basement** provides additional living space and features a **full bathroom**, a valuable upgrade not commonly found in other units within the complex.While the property requires significant updating and is being offered as a true handyman special, the location is difficult to beat. Situated on **Oakmoor Drive SW**, you'll enjoy mature tree-lined streets, excellent access to shopping, restaurants, public transit, Glenmore Landing, Southland Leisure Centre, Rockyview General Hospital, and major commuter routes including Stoney Trail. Outdoor enthusiasts will appreciate being just minutes from the extensive pathways and natural beauty of Glenmore Reservoir and Heritage Park.Opportunities like this don't come along often. Bring your renovation ideas and unlock the incredible potential this home and location have to offer. Book your showing today! (id:6769)

Bonus Room 16.75 Ft x 9.83 Ft
Primary Bedroom 13.42 Ft x 12.08 Ft
4pc Bathroom 10.75 Ft x 4.92 Ft
Bedroom 10.50 Ft x 9.00 Ft
Other 5.42 Ft x 5.00 Ft
Bedroom 18.67 Ft x 8.92 Ft
Furnace 17.08 Ft x 10.33 Ft

Laundry room 10.17 Ft x 9.75 Ft
3pc Bathroom 8.25 Ft x 6.17 Ft
Living room 12.58 Ft x 12.25 Ft
Dining room 8.33 Ft x 6.50 Ft
Kitchen 16.83 Ft x 9.83 Ft
2pc Bathroom 4.92 Ft x 4.42 Ft

Listing Presented By:



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http://keystoneteamyyc.c21.ca/

**RE/MAX Realty Professionals**

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