



## 2323 Oakmoor Drive Calgary Alberta

\$498,000

Welcome to Oakmoor Rise and this perfectly located, 3 bedroom townhome. Location is primo as you have the Co-Op grocery store 400 meters away, Southland Leisure Centre a 10 minute walk, and within minutes drive to neighbouring shops & services and 10 minutes to Chinook Centre, Westhills, and less time to Buffalo Run Costco. Backing south, onto a lovely greenspace, this property offers plenty of room throughout the 1300+ square feet of living space. Develop the basement, and you would have over 1900 sf. The main floor was updated with the kitchen opened up to the dining and living rooms, which are split by a cozy 3 sided fireplace. The patio doors open to your private, fenced in yard, with massive deck, and a back gate giving you direct access to the park and pathways that will lead you to South Glenmore Park(15 minute walk). Upstairs are the 3 bedrooms, a full bathroom along with a 2 piece ensuite in the primary. There is loads of storage on all 3 levels, including a generously sized single attached garage. Air Conditioning is a fantastic bonus, as are the updated vinyl windows & doors, and high efficiency furnace. Condo corporation has been well managed for years and have built up a solid reserve fund. Truly a gem in one of Calgary's most sought after communities, that just keeps getting better. (id:6769)

Kitchen 16.50 Ft x 11.00 Ft  
Dining room 11.00 Ft x 10.00 Ft  
Living room 14.50 Ft x 12.00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 14.00 Ft x 11.00 Ft

Bedroom 13.50 Ft x 10.00 Ft  
Bedroom 11.50 Ft x 11.00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<http://www.chrisdingle.ca>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca