# \$399,900 - 40, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2218575

## \$399,900

3 Bedroom, 2.00 Bathroom, 1,218 sqft Residential on 0.00 Acres

Palliser, Calgary, Alberta

Condo living at it's best! Perfectly located in the complex this end unit offers fabulous summer enjoyment in the gorgeous south backyard filled with perennial gardens. Easy access to the playpark and path system right out your back gate! This three bedroom townhome provides comfortable living space with an abundance of light. As you enter the large foyer greets you and your guests. Main floor flex room can be used as a den, eating nook, reading room or whatever your heart desires. Kitchen has plenty of cupboard and counter space and is convenient to the dining and living rooms which overlook the lovely backyard. Upstairs there are three bedrooms. Spacious primary bedroom includes a retreat area. Fully finished basement makes a great rec room. Loads of storage space. Park right outside your front door. Garbage is picked up at your door. Easy access to transit, shopping, Southland Leisure center and parks. This home is a must see. It works well for a family, couple or single. Visitor parking is just a short walk away.







Built in 1976

#### **Essential Information**

MLS® # A2218575 Price \$399,900

Bedrooms 3
Bathrooms 2.00

Full Baths 1

Half Baths 1
Square Footage 1,21

Square Footage 1,218
Acres 0.00
Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 40, 2300 Oakmoor Drive Sw

Subdivision Palliser
City Calgary
County Calgary
Province Alberta
Postal Code T2V 4N7

#### **Amenities**

Amenities Playground

Parking Spaces

Parking Stall, Assigned

#### Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Storage, Sump

Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle
Construction Stucco, Cedar
Foundation Poured Concrete

## **Additional Information**

Date Listed May 7th, 2025

Days on Market 2

Zoning M-C1

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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