# \$479,900 - 53, 2323 Oakmoor Drive Sw, Calgary

MLS® #A2207945

#### \$479,900

3 Bedroom, 3.00 Bathroom, 1,414 sqft Residential on 0.00 Acres

Palliser, Calgary, Alberta

Located in the extremely desirable/central community of PALLISER, this renovated townhouse is fully loaded and has a large gourmet kitchen! Arriving at the home you'll love the quiet, peaceful atmosphere that the complex provides with a brand new roof. The home itself offers an oversized attached single car garage, a driveway and direct access to your garage from the home. Entering the unit you're welcomed with hardwood floors, a front closet and a hallway that welcomes you into your living room. The spacious living room has large windows (newer windows throughout) and a built-in gas fireplace. It's open to your dining room that guides you into the full sized, updated kitchen with granite countertops, a gas stove and a built-in wall oven. With stainless steel appliances (new dishwasher 2023) and loads of storage, you don't need to compromise anywhere with this kitchen. The main floor is complete with a half bathroom and access to your fenced in backyard. The backyard has a deck and lawn with access to a green belt/walking path. Heading upstairs you won't need to worry about it getting too hot as this home is also equipped with AC (2021). Upstairs has 3 generous bedrooms, a 4 piece bathroom and a 2 piece en suite. The primary bedroom has a nice closet with built in storage and space for a king bed. The fully developed basement has a wide open floor plan for an additional living space/rec space with an electric fireplace. It's complete with a laundry room, storage room and utility closet. Centrally







located you're just 3 mins to South Glenmore Park, 2 mins to Southland Leisure Centre, 2 min to South Benedict School, 1 block from Co-op and Boston Pizza and 3 mins to Nellies on 90th, Trullo Trattoria Subway and so much more!

#### Built in 1976

#### **Essential Information**

MLS® # A2207945 Price \$479,900

Bedrooms 3
Bathrooms 3.00
Full Baths 1
Half Baths 2

Square Footage 1,414 Acres 0.00 Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 53, 2323 Oakmoor Drive Sw

Subdivision Palliser
City Calgary
County Calgary
Province Alberta
Postal Code T2V4T2

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No

Smoking Home, Storage, Vinyl Windows, French Door

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Entrance

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

Roof Asphalt Shingle

Construction Brick, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 7

Zoning M-C1

### **Listing Details**

Listing Office RE/MAX First

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