



THE
A-TEAM

**RE/MAX
FIRST**

2225 OAKMOOR Drive #52, Calgary T2V 4N6

MLS® #: **A2165196**

Area: **Palliser**

Listing Date: **09/13/24**

List Price: **\$474,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Level**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,307**
Low Sqft:
Ttl Sqft: **1,307**

DOM

6

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **5 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cedar,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	11`4" x 18`0"	Dining Room	Main	11`0" x 9`9"
Kitchen	Main	10`7" x 8`7"	Bedroom - Primary	Upper	11`6" x 13`2"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	13`2" x 9`5"
Loft	Upper	21`3" x 8`3"			

Legal/Tax/Financial

Condo Fee:
\$533

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **7611290**

Remarks

Pub Rmks: **Pride of Ownership! Beautifully upgraded end-unit townhome in the heart of Palliser. This unique 5-level split features a dramatic two-storey vaulted ceiling and a spacious loft. The sunny west-facing Low-E windows flood the home with natural light. Direct access from the oversized, attached single garage into the townhome. The spacious entryway, complete with a 2-piece bathroom, leads down to the partially finished lower level with laundry and is ready for your personal touch. Just a few steps up from the entry are the main floor living room, dining room and adjoining open plan kitchen—perfect for entertaining and family gatherings. The oversized west-facing deck, includes a gas line for your BBQ and steps down to a small garden—ideal for summer dinners or weekend relaxation. The first upper level features a 4-piece bathroom and two bedrooms. The primary suite boasts a large walk-in closet with built-in vanity plus a cheater door to the bathroom. The second upper level 21'x8' loft is perfect for a home office or TV room. It has a unique 14'x6' "hidden" storage area with lots of built-in shelving and is accessed through a flush mounted door. Beautiful Spanish tile flooring on the stairs & 3 levels, complete with electric in-floor heating. Many other upgrades over the years: kitchen cabinets, countertops, plumbing and electrical fixtures, interior doors, renovated bathroom, and a new hot water tank in 2019. This smoke-free, pet-free home is in a prime location—walking distance to Co-op, Southland Leisure Centre, transit, and just minutes to Glenmore Landing, Costco and the new Shops at Buffalo Run Complex. Enjoy the many bike paths throughout the community leading to South Glenmore Park or south to Fish Creek Park. A true investment in both lifestyle and real estate! Great home! Great value! Pets allowed with Board approval.**

Inclusions: **Blinds, sectional in loft, Kenmore deep freeze, entry table & chairs.**

Property Listed By: **The Home Hunters Real Estate Group Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









