



THE
A-TEAM

**RE/MAX
FIRST**

2622 OAKMOOR Drive, Calgary T2V 4E7

MLS®#: **A2165286**

Area: **Oakridge**

Listing Date: **09/12/24**

List Price: **\$249,900**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **517**
Low Sqft:
Ttl Sqft: **517**

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat: **Back Yard,Low Maintenance Landscape,Private Stall**
Park Feat:

DOM

7
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Membrane,Other**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Aluminum Siding ,Stucco**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Beamed Ceilings,Ceiling Fan(s),Granite Counters,Open Floorplan,Primary Downstairs**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Suite	7`7" x 4`11"	Dining Room	Main	9`11" x 10`10"
Kitchen	Main	11`9" x 5`11"	Living Room	Main	10`11" x 15`5"
Bedroom	Lower	10`8" x 8`5"	Bedroom - Primary	Lower	10`9" x 14`0"
Furnace/Utility Room	Lower	11`8" x 12`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$537

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 7510584

Remarks

Pub Rmks: *****OPEN HOUSE - SATURDAY 14TH AND SUNDAY 15TH 1PM-3.30PM*** Welcome, could this be your new home? This delightful 2-bedroom duplex invites you in with an open plan design and a vaulted ceiling to really give you that open plan effect. There is also a wood-burning fireplace for those cozy snowy days in, not to mention the fully fenced yard for your furry family members! The well-equipped kitchen features ample counter space and storage, granite counter-tops catering to all your culinary needs with ease. Both bedrooms are generously sized, making them ideal for a small family or roommates. Situated just steps from essential amenities such as grocery store, coffee shops, restaurants, and public transportation, this home offers unparalleled convenience. Plus, it's just a short distance from the Glenmore Reservoir boat launch, Southland pool and splash park, and a paved bike path. Parking is made easy with a designated stall right outside your door, along with plenty of street parking for guests. Welcome to a home where everything you need is right at your fingertips. This well managed complex is landscaped and snow removal is taken care of. Come check out this turn-key home!**

Inclusions: **ALL FURNITURE ITEMS ARE NEGOTIABLE**
Property Listed By: **CIR Realty**

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







