



THE
A-TEAM

**RE/MAX
FIRST**

2300 OAKMOOR Drive #2, Calgary T2V 4N7

MLS® #: **A2181607**

Area: **Palliser**

Listing Date: **11/29/24**

List Price: **\$415,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,146**

Low Sqft:

Ttl Sqft: **1,146**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

22

Layout

Beds: **2 (2)**

Baths: **1.5 (1 1)**

Style: **Townhouse**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Yard**

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Microwave Hood Fan,Stove(s),Washer**

Int Feat: **Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`3" x 9`7"
Living Room	Main	19`3" x 12`9"
Bonus Room	Upper	10`9" x 13`3"
Game Room	Lower	18`5" x 16`10"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	7`7" x 8`10"
Bedroom	Upper	8`0" x 13`11"
Bedroom - Primary	Upper	19`2" x 11`11"
2pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$364

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7711455**

Remarks

Pub Rmks: **Come enjoy the low-maintenance lifestyle this beautifully updated townhouse offers! Located in the desirable, mature community of Palliser, you'll be within walking distance to shopping, schools, and the Southland Leisure Centre. Just minutes from the Glenmore Reservoir, you'll have access to miles of pathways perfect for nature strolls and bike rides. This quiet, meticulously maintained complex is professionally managed, boasts a healthy reserve fund, and is in excellent condition. Inside, you'll find an air-conditioned, fully renovated home featuring a stunning, modern kitchen with brand-new stainless steel appliances and sleek quartz countertops. The luxury vinyl plank flooring, updated light fixtures, and renovated bathrooms add to the home's contemporary feel. The massive primary bedroom offers plenty of room for a king-sized bed and a large sitting area. Featuring a full size second bedroom plus an open loft area with a beautiful stone fireplace—ideal for a home office, TV room, or easily convertible into a 3rd bedroom. The fully finished basement includes a large recreation room, abundant storage space. The gorgeous backyard, which backs onto a walking path, is fully fenced and features extensive decking and mature trees, providing shade and privacy. Parking is conveniently located right in front of the unit, or you can walk to major transit lines for a worry-free commute!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





