



THE
A-TEAM

**RE/MAX
FIRST**

2210 OAKMOOR Drive #7, Calgary T2V 4R4

MLS® #: **A2182039**

Area: **Palliser**

Listing Date: **12/03/24**

List Price: **\$374,000**

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:

Finished Floor Area

Abv Sqft: **1,294**
Low Sqft:
Ttl Sqft: **1,294**

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **0**

Access:

Lot Feat: **Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Street Lighting**
Park Feat: **Asphalt, Off Street, Paved, Plug-In**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding, Concrete, Wood Frame**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **No Smoking Home, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 14`0"
Dining Room	Main	9`6" x 10`10"
2pc Bathroom	Main	8`5" x 5`8"
Bedroom	Second	10`5" x 11`2"
3pc Ensuite bath	Second	9`4" x 4`6"
Game Room	Basement	18`3" x 26`4"

Room	Level	Dimensions
Kitchen	Main	9`3" x 7`6"
Dining Room	Main	9`7" x 7`4"
Bedroom - Primary	Second	21`2" x 14`5"
4pc Bathroom	Second	9`3" x 5`1"
Laundry	Basement	8`7" x 5`9"
Storage	Basement	4`11" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7710646**

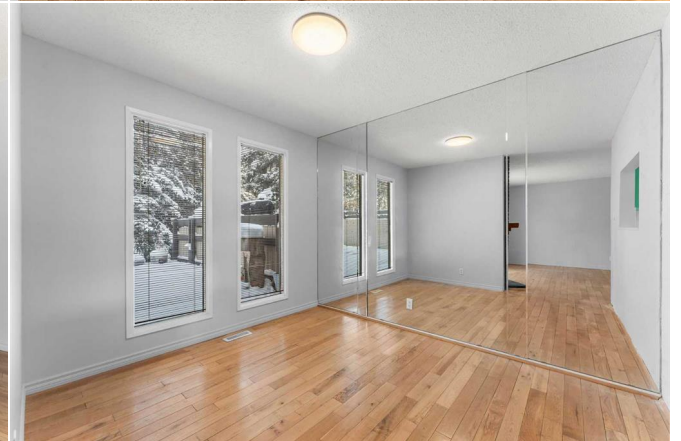
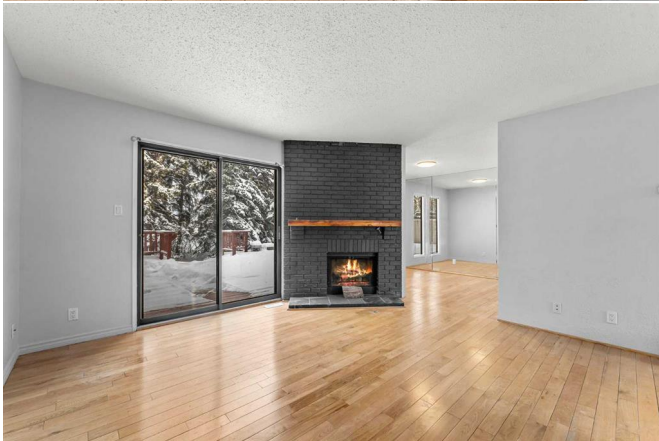
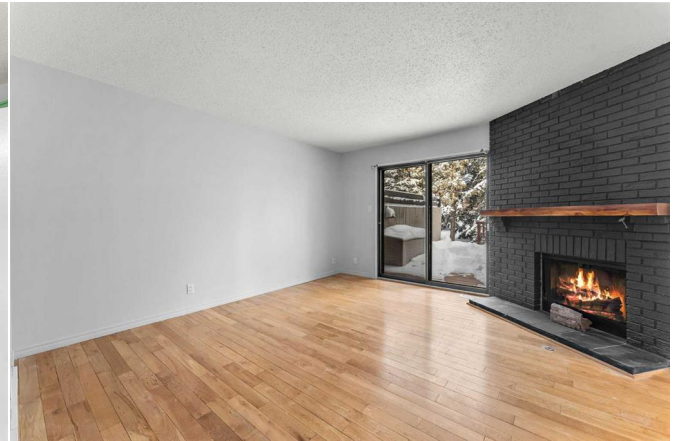
Remarks

Pub Rmks: **Discover incredible value in this 2-bedroom, 2.5-bathroom condo on Oakmoor Drive, nestled in the highly sought-after community of Palliser. Backing onto an incredible greenspace, this home offers peaceful views and direct access to nature. Inside, you'll find a modern, sleek renovated kitchen with new stove and dishwasher, a spacious living room with a wood-burning fireplace adorned by a stunning live-edge Russian Olive tree mantle, and hardwood flooring throughout the main level. Upstairs, the bedrooms await your personal touch with new carpet or flooring. The hot water tank and furnace have been recently updated for peace of mind, while the building received a full exterior renovation in 2023, featuring durable Hardy Board siding for a contemporary, low-maintenance finish. With two dedicated parking spots, proximity to Glenmore Reservoir, Weaselhead Flats, top-rated schools, and the Southland Leisure Centre, this property is an ideal opportunity for investors or buyers looking to customize and add value. Book your showing today and see the potential for yourself!**

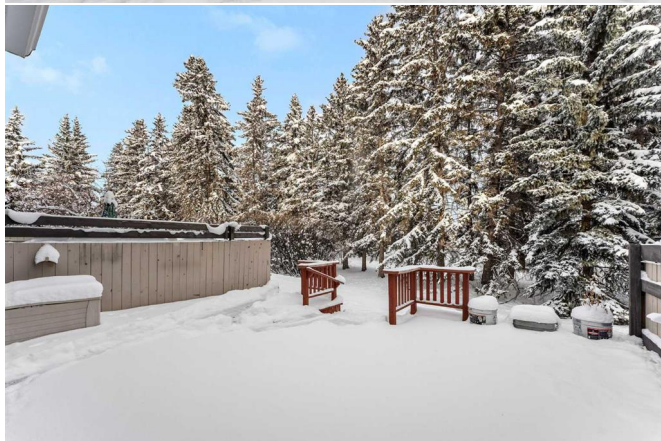
Inclusions:
Property Listed By: **NA**
Real Estate Professionals Inc.

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









2210 Oakmoor Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 688.70 sq ft
Interior Area 688.10 sq ft



0 2 4 ft

PREPARED: 2024/12/03

White regions are excluded from total floor area in ABOVE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2210 Oakmoor Dr SW, Calgary, AB

2nd Floor Exterior Area 722.80 sq ft
Interior Area 653.18 sq ft
Excluded Area 0.40 sq ft



0 3 6 ft

PREPARED: 2024/12/03

White regions are excluded from total floor area in ABOVE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2210 Oakmoor Dr SW, Calgary, AB

Main Floor Exterior Area 713.06 sq ft
Interior Area 611.22 sq ft
Excluded Area 6.43 sq ft



PREPARED 2024/12/03



While regions are excluded from total floor area in GEMDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.