



THE
A-TEAM

**RE/MAX
FIRST**

2300 OAKMOOR Drive #56, Calgary T2V4N7

MLS® #: **A2196959**

Area: **Palliser**

Listing Date: **02/27/25**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,343**
Low Sqft:
Ttl Sqft: **1,343**

DOM

0

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Landscaped,Level,Low Maintenance Landscape,Many Trees,No Neighbours Behind,Private,Rectangular Lot,Street Lighting,Treed Off Street,Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$386**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **7711455**

Remarks

Pub Rmks: **Nestled in the highly sought-after community of Palliser, this beautifully renovated 3-bedroom walk-out townhouse is move-in ready and perfectly situated for convenience. The main floor features a spacious open-concept living and dining area, a well-designed kitchen with space for a breakfast nook or office, and a 2-piece bath, while the upper level boasts three generous bedrooms, including an extra-large primary suite, and an updated 4-piece bathroom. The walk-out basement offers a cozy family room with access to a large, fenced backyard, plus a laundry and storage room. Recent upgrades include brand-new carpet, fresh paint, new kitchen cabinetry and counters, updated lighting, modernized bathrooms, stainless steel appliances, and luxury vinyl plank flooring on the main level. Located in the picturesque Oakmoor complex, with beautiful pathways and quick access to Stoney Trail, Macleod Trail, and Glenmore Trail, this home is directly across from the new Co-op grocery store and plaza and just minutes from South Glenmore Park, Southland Leisure Centre, and top-rated schools like Nellie McClung Elementary and John Ware Junior High. With its prime location and thoughtful updates, this charming townhouse is an opportunity you don't want to miss!**

Inclusions: **na**

Property Listed By: **Royal LePage Solutions**

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









