

\$380,000 - 25, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2080439

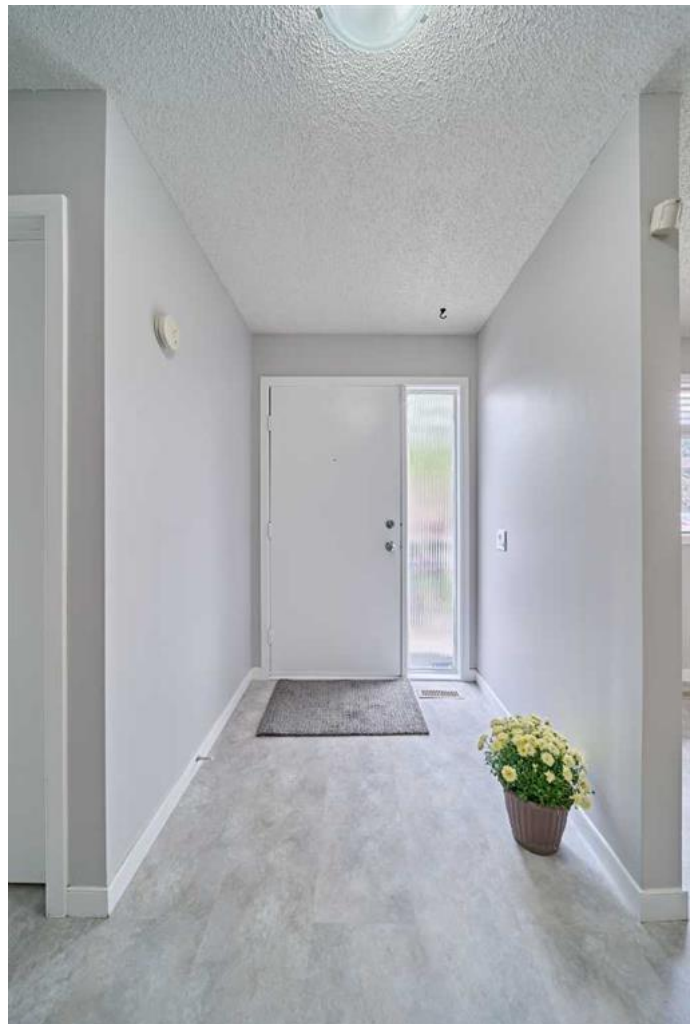
\$380,000

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Great Opportunity since the buyer failed to finance. Location! Low Condo Fee. Welcome to this beautiful and well-maintained townhome nestled in Palliser, a well-established neighborhood with plenty of desirable amenities and outdoor spaces. Large windows provide a lot of sunshine. Offering 3 ample bedrooms, 1.5 bathrooms, a partially finished basement, and a private backyard, this home contains plenty of space for comfortable living. The well-organized basement is also a great feature, and it allows you to truly make the space your own. The west-facing backyard is perfect for enjoying those long summer evenings for relaxing or entertaining. The community feel of the friendly neighborhood, with its mature trees and well-maintained status, is sure to make residents feel at ease. Nearby amenities, including a Co-op grocery store, gas station, CIBC, and A&W are all within walking distance. Families will appreciate the home adjacent to esteemed schools like Nellie McClung Elementary, John Ware Junior High, and St. Benedict Elementary. With the proximity to Glenmore Reservoir / South Glenmore Park and Fish Creek Provincial Park, as well as the Southland Leisure Centre and various transit routes, there are plenty of options for outdoor activities and easy access to amenities. The availability of extra parking and the convenient location close to the SW Ring Road and transit also make this property an excellent choice for those who value accessibility and



convenience. Don't miss this wonderful opportunity for you to call it home!

Built in 1976

Essential Information

MLS® #	A2080439
Price	\$380,000
Sold Price	\$370,300
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,147
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	25, 2300 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N7

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

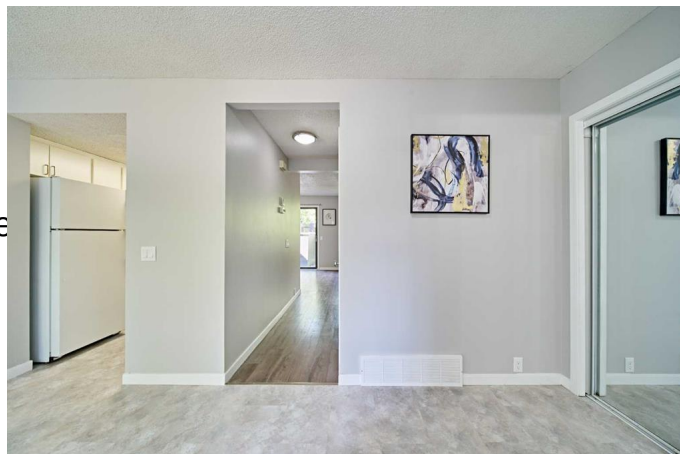
Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	September 13th, 2023
Date Sold	October 24th, 2023
Days on Market	40
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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