

\$429,900 - 41, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2119457

\$429,900

2 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Location, location, location! Fabulous private west-facing deck backing onto soaring mature trees. This is the unit that you've been waiting for! A spacious entry greets your guests and provides access to an attached single garage. There is also a convenient two-piece bath on this level. Move up to the main living area and discover a terrific open plan with a modernized kitchen boasting loads of cabinet and storage space, granite countertops, plus a roomy pantry. The living room picture window overlooks the rear yard and features hardwood floors, ample room for furniture placement, and an inviting wood-burning fireplace - perfect for relaxing on chilly winter evenings. The third level highlights a large primary bedroom with a walk-through closet and access to a four-piece bathroom. Completing this floor is an additional spacious secondary bedroom. A bonus upper level includes an open loft suitable for a home office or bonus room with a HUGE storage space. The lower floor is equipped with a three-piece bathroom featuring a shower and laundry, plus a spacious rec room that can be used as a home gym/games room or take the opportunity to transform the space into a third bedroom. This townhome includes hardwood flooring, a newer furnace (2019 - just serviced and cleaned), and a large, private west-facing rear yard with an oversized deck and lower garden patio for your outdoor enjoyment. This sought-after complex is close to Southland Leisure Center, Glenmore Landing, Rockyview



Hospital, the Glenmore Reservoir and Co-op Shopping Center. Don't miss out on the opportunity to own your own townhome in a very well-run complex!

Built in 1976

Essential Information

MLS® #	A2119457
Price	\$429,900
Sold Price	\$520,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	41, 2225 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N6

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s),
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	Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Fruit Trees/Shrub(s), Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 9th, 2024
Days on Market	5
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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