

\$489,900 - 27, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2129447

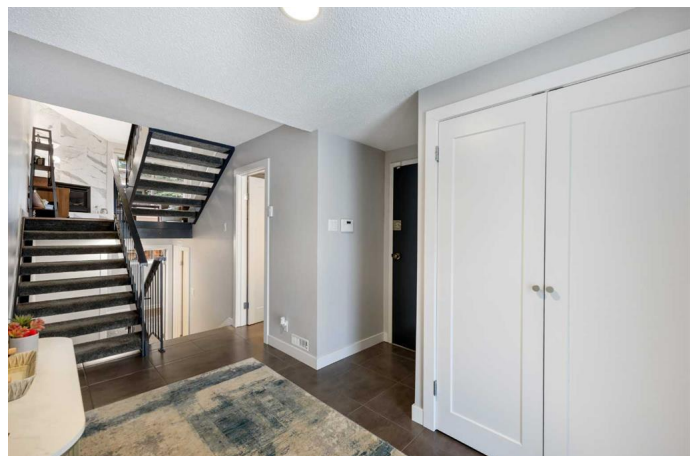
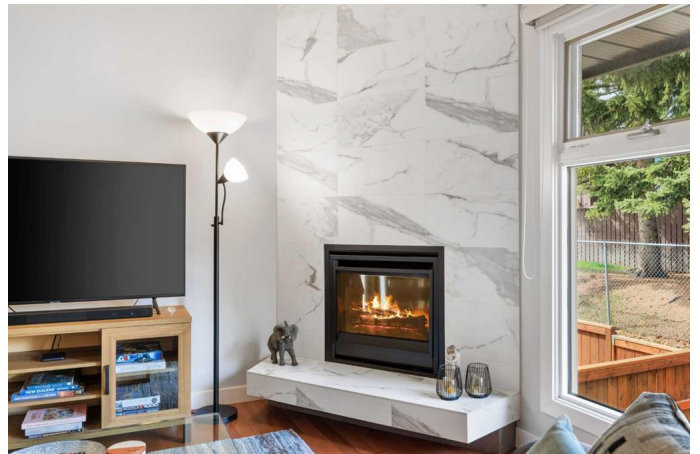
\$489,900

3 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

You will absolutely fall in love with this bright and beautiful 4 level split town home in the highly sought after neighbourhood of Palliser! Located in a wonderful and established community with quick access to Southland and 24th and only minutes to The Southland Leisure Centre, many amenities, numerous pathways, playgrounds and schools, you will appreciate this gem of a home. You will immediately be overjoyed to discover that you have 3 PARKING SPOTS! One single attached garage, one covered stall and one stall all in front of this great home. Ample room for you and your guests to enjoy! You are invited in to a lovely updated home that boasts 3 BEDROOMS AND 2.5 BATHS with HEATED FLOORS IN THE FRONT ENTRANCE, BOTH BATHROOMS AND KITCHEN! Upon entering you are nicely greeted by a spacious foyer that showcases open riser staircases exposing the upper and lower levels inviting an abundance of light throughout the home giving it a light and airy feeling. Stepping up to the main level you notice the almost 14 foot high soaring vaulted ceiling that opens up to a thoughtfully designed living room with grand feature floor to ceiling fireplace with decorative hearth, over sized windows complimented with custom window coverings and warm rich hardwood that seamlessly takes you from the spacious living room to the sizeable dining room area. Overlooking the main living area is the functional kitchen area featuring upgraded sleek stainless steel appliances with gas stove



and 2 drawer dishwasher, granite counter tops, modern hardware on the warm maple cabinets and extended flush island-ideal for more casual dining and additional prep space. The upper loft is an amazing addition that can be creatively utilized in so many ways. An additional living area, office or den with a 14.6x8.5 hidden storage space perfect for suitcases and keepsakes. The upper level offers two great sized bedrooms both with vaulted ceilings with the Primary Suite offering a large walk-thru closet with lovely built-ins and vanity that nicely transitions to the large 4 piece full bath while the second bedroom features a big beautiful closet. The FULLY FINISHED LOWER LEVEL boasts a MASSIVE THIRD BEDROOM with 2 closets or could be easily converted to a spacious gym or family room, whatever suits your needs the best, along with a 3-piece bath and laundry. This gorgeous home has so much to offer on the interior and yet, also has a great outdoor space for you to also enjoy. A newer large deck with a private fenced-in maintenance free yard and A/C for the warmer Summer months all overlooking a great little greenbelt that you have easy access to. Enjoy a mature neighbourhood that offers so many parks and walking paths while having quick access to so many great amenities. Discover this wonderful home reflecting outstanding value!

Built in 1976

Essential Information

MLS® #	A2129447
Price	\$489,900
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,329
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	27, 2225 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N6

Amenities

Amenities	None
Parking Spaces	3
Parking	Carport, Garage Door Opener, Single Garage Attached, Stall

Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 16th, 2024
Days on Market	6
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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