

# \$479,900 - 53, 2323 Oakmoor Drive Sw, Calgary

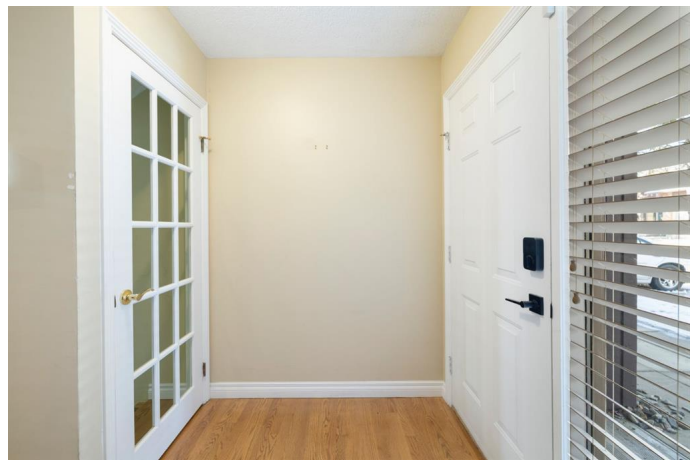
MLS® #A2207945

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,414 sqft  
Residential on 0.00 Acres

Palliser, Calgary, Alberta

Located in the extremely desirable/central community of PALLISER, this renovated townhouse is fully loaded and has a large gourmet kitchen! Arriving at the home you'll love the quiet, peaceful atmosphere that the complex provides with a brand new roof. The home itself offers an oversized attached single car garage, a driveway and direct access to your garage from the home. Entering the unit you're welcomed with hardwood floors, a front closet and a hallway that welcomes you into your living room. The spacious living room has large windows (newer windows throughout) and a built-in gas fireplace. It's open to your dining room that guides you into the full sized, updated kitchen with granite countertops, a gas stove and a built-in wall oven. With stainless steel appliances (new dishwasher 2023) and loads of storage, you don't need to compromise anywhere with this kitchen. The main floor is complete with a half bathroom and access to your fenced in backyard. The backyard has a deck and lawn with access to a green belt/walking path. Heading upstairs you won't need to worry about it getting too hot as this home is also equipped with AC (2021). Upstairs has 3 generous bedrooms, a 4 piece bathroom and a 2 piece en suite. The primary bedroom has a nice closet with built in storage and space for a king bed. The fully developed basement has a wide open floor plan for an additional living space/rec space with an electric fireplace. It's complete with a laundry room, storage room and utility closet. Centrally



located you're just 3 mins to South Glenmore Park, 2 mins to Southland Leisure Centre, 2 min to South Benedict School, 1 block from Co-op and Boston Pizza and 3 mins to Nellies on 90th, Trullo Trattoria Subway and so much more!

Built in 1976

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2207945      |
| Price          | \$479,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,414         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 53, 2323 Oakmoor Drive Sw |
| Subdivision | Palliser                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V4T2                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, French Door |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings          |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Wood Siding                              |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 5               |
| Zoning         | M-C1            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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