

# \$417,900 - 79, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2241725

**\$417,900**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

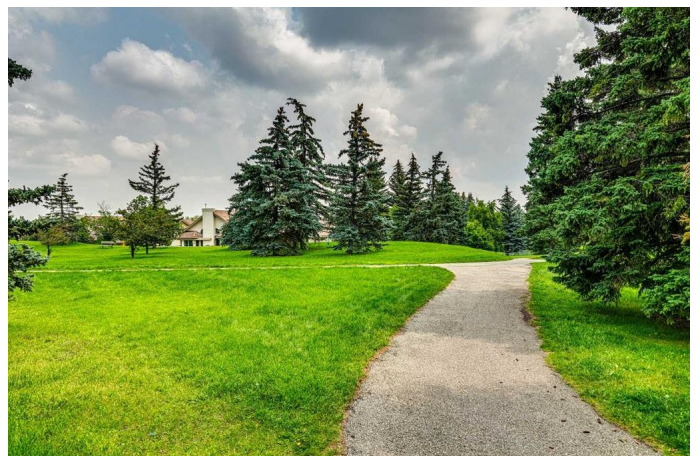
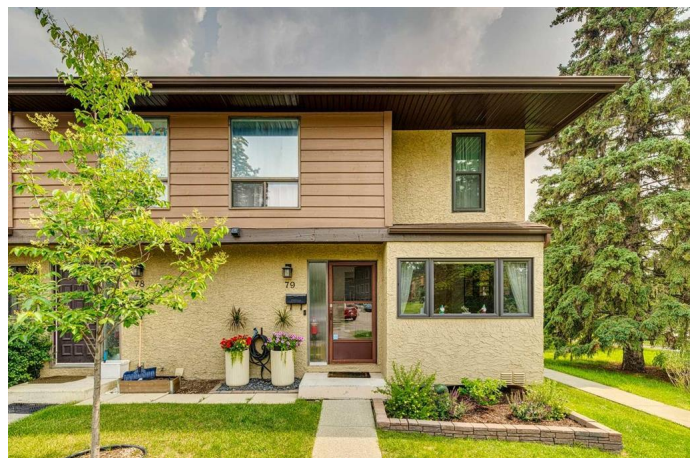
Residential on 0.00 Acres

Palliser, Calgary, Alberta

This outstanding Palliser townhome is very well located and backs to a beautiful park that features some of the largest evergreens in the southwest. This end unit has newer basement development that features a large family room and plenty of storage. The kitchen has been expanded to include a sit-up peninsula, additional drawers and upper cabinets, open shelving, updated appliances (including a gas stove & fridge with a water line), quartz counter-tops, custom lighting, and newer cabinets. Both bathrooms have been updated. The upper level includes a very large primary bedroom, second bedroom, and an open loft area that can be used as a home office. The owners have installed custom window coverings throughout the home. The main floor has wide-plank hardwood floors. You enter the private back patio through a newer sliding door where there is plenty of room for a sectional couch, table and chairs, and a BBQ. Summers are more enjoyable with the recently installed central air conditioning (very quiet). The current owners have enjoyed being able to walk to many important amenities including: The Southland Rec Center, the Calgary Coop grocery center, South Glenmore Park, and Glenmore Landing. There are several access points to Stoney Trail from this location. LOW CONDO FEES (\$352.11 PER MONTH).

Built in 1976

## Essential Information



MLS® #	A2241725
Price	\$417,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,242
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	79, 2300 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4N7

### Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Off Street, Paved, Stall, Asphalt

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Freezer, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Playground, Private Yard, Garden
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Lot Description	Backs on to Park/Green Space, Many Trees, Greenbelt, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	4
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Real Estate Calgary
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