

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

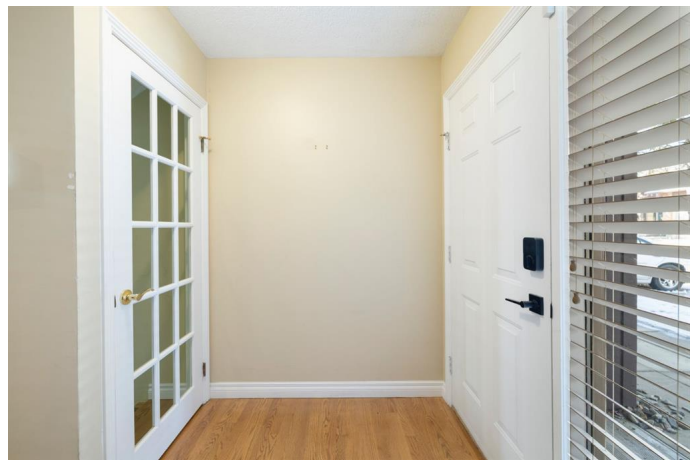
MLS® #A2207945

**\$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
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.