

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

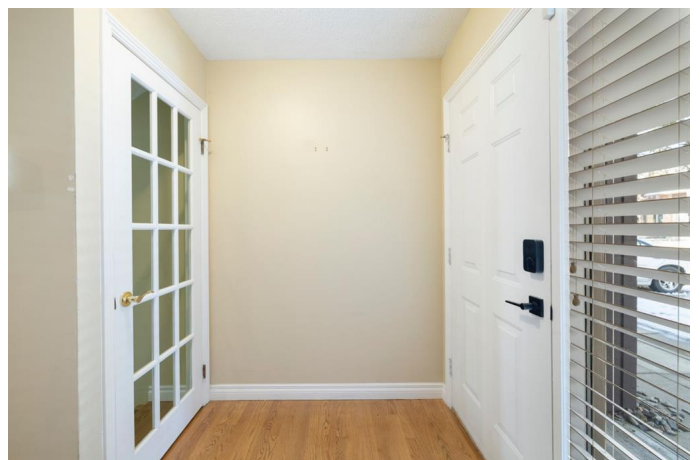
MLS® #A2207945

**\$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	6
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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