

# \$399,900 - 40, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2218575

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

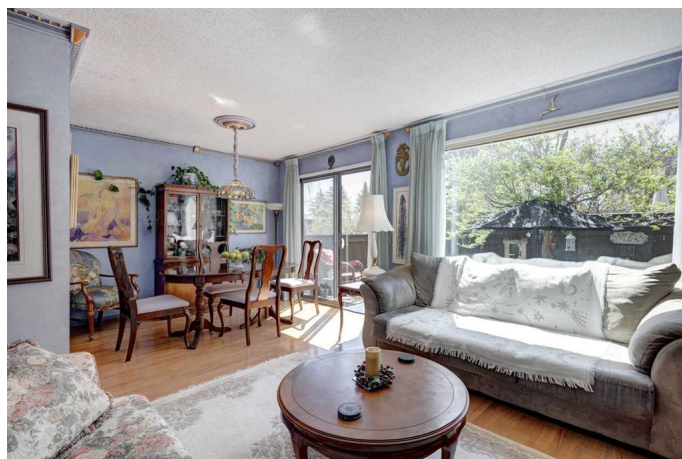
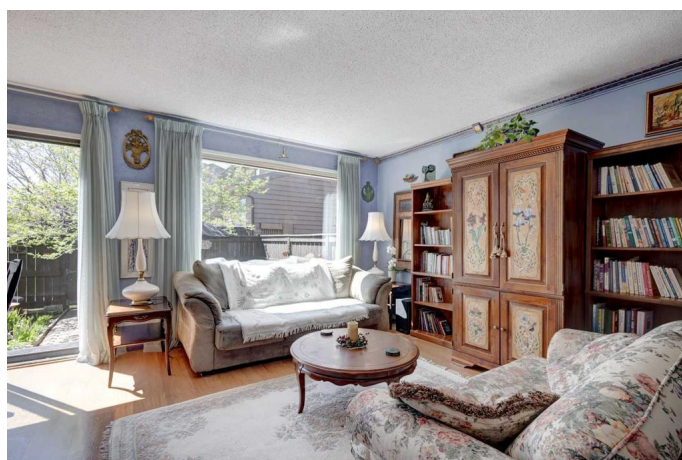
Condo living at it's best! Perfectly located in the complex this end unit offers fabulous summer enjoyment in the gorgeous south backyard filled with perennial gardens. Easy access to the playpark and path system right out your back gate! This three bedroom townhome provides comfortable living space with an abundance of light. As you enter the large foyer greets you and your guests. Main floor flex room can be used as a den, eating nook, reading room or whatever your heart desires. Kitchen has plenty of cupboard and counter space and is convenient to the dining and living rooms which overlook the lovely backyard. Upstairs there are three bedrooms. Spacious primary bedroom includes a retreat area. Fully finished basement makes a great rec room. Loads of storage space. Park right outside your front door. Garbage is picked up at your door. Easy access to transit, shopping, Southland Leisure center and parks.

This home is a must see. It works well for a family, couple or single. Visitor parking is just a short walk away.

Built in 1976

## Essential Information

MLS® #	A2218575
Price	\$399,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	40, 2300 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N7

### **Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	9
Zoning	M-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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