



**57, 2225 Oakmoor Drive SW
Calgary, Alberta**

MLS # A2317562

\$434,900



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|------------------|------------------------|---------------|-------------------|
| Division: | Palliser | | |
| Type: | Residential/Five Plus | | |
| Style: | 5 Level Split | | |
| Size: | 1,246 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|-----------------------------|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 588 |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Concrete, Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: none

UNIQUE AND FULL OF CHARACTER! Life in Palliser means enjoying everyday convenience, established amenities and easy access to some of Calgary's most loved outdoor spaces. Thoughtfully updated and beautifully maintained, this 2 bedroom townhome pairs stylish finishes with a functional multi-level layout, all complemented by an oversized insulated and drywalled attached garage with a private driveway. Arriving home, a charming blue front door welcomes you inside where a chic powder room offers added convenience for guests and quick cleanups upon entry. Open-riser stairs lead upward to the main living area where durable laminate flooring, vaulted ceilings and a neutral colour palette establish a bright and inviting atmosphere. Natural light pours through a dramatic wall of glass overlooking the backyard while a fireplace adds warmth and character to the living room. Gather for meals in the adjacent dining area where a patio slider encourages effortless indoor-outdoor living. Everyday cooking feels enjoyable in the beautifully updated kitchen showcasing full-height cabinetry, a stylish backsplash and a peninsula island with breakfast bar seating for casual dining and conversation. Another flight of open-riser stairs leads to the second level where a vaulted primary retreat boasts cheater access to the updated 4-piece bathroom through a walk-in closet. Nearby, a spacious second bedroom accommodates family, guests or a home office. Flexible living continues on the top-floor loft, creating an ideal setting for work, study, hobbies or a quiet reading space. Future development opportunities await in the unfinished basement while currently serving as excellent storage space. Outside, a large deck invites summer barbeques and evening relaxation within the privacy of the fully fenced, low-maintenance yard. Steps from Oakridge

Crossing with Co-op, Boston Pizza and CIBC, this location also places Southland Leisure Centre within walking distance and keeps Canyon Meadows Golf & Country Club, Fish Creek Provincial Park, Glenmore Reservoir pathways, Glenmore Landing, Southcentre Mall, schools, transit and everyday amenities close at hand. This is an opportunity to enjoy a highly walkable lifestyle in one of Calgary's most established southwest communities. Please note that RMS for basement 459 Sq. Ft. , Floor 1 Area: 184 Sq. Ft, Floor 2 - Area: 458 sq. ft, Floor 3- Area: 515 sq. ft, Floor 4 Area: 273 sq. ft.