



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3, 2300 Oakmoor Drive SW
Calgary, Alberta

MLS # A2329915



\$349,900

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Unlock the potential in this ****2-bedroom plus loft/den townhouse**** nestled in the highly sought-after community of ****Palliser****. Whether you're an investor, renovator, or buyer looking to build equity, this is a rare opportunity to transform a home in one of Calgary's most established and desirable southwest neighbourhoods. Offering a functional floor plan with two spacious bedrooms plus a versatile loft/den—perfect for a home office, reading nook, or guest space—this home is ready for your vision. The ****partially developed basement**** provides additional living space and features a ****full bathroom****, a valuable upgrade not commonly found in other units within the complex. While the property requires significant updating and is being offered as a true handyman special, the location is difficult to beat. Situated on ****Oakmoor Drive SW****, you'll enjoy mature tree-lined streets, excellent access to shopping, restaurants, public transit, Glenmore Landing, Southland Leisure Centre, Rockyview General Hospital, and major commuter routes including Stoney Trail. Outdoor enthusiasts will appreciate being just minutes from the extensive pathways and natural beauty of Glenmore Reservoir and Heritage Park. Opportunities like this don't come along often. Bring your renovation ideas and unlock the incredible potential this home and location have to offer. Book your showing today!