



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14, 2323 Oakmoor Drive SW
Calgary, Alberta

MLS # A2332087



\$434,500

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to this exceptional 1,994 sq. ft. townhome in the highly desirable community of Palliser, where thoughtful updates and an unbeatable location come together. The bright, open concept floor plan is designed for both comfortable everyday living and effortless entertaining, while the updated kitchen serves as the heart of the home. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with its own private two piece ensuite. A full bathroom upstairs and a convenient two piece powder room on the main floor add everyday functionality. Enjoy peace of mind knowing the major updates have already been completed, including new windows, a newer roof, and a brand new furnace. Outside, the low maintenance backyard offers the perfect space to relax, while the attached garage adds year round convenience. Just minutes from schools, parks, shopping, and countless amenities, this move in ready home offers the perfect combination of style, comfort, and location.