

# \$397,000 - 110, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2244696

**\$397,000**

2 Bedroom, 2.00 Bathroom, 1,366 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

OPEN HOUSE Saturday August 2nd, 1:30 - 3:30pm. One of the largest units in this sought-after Palliser complex, this bright and spacious townhome offers over 1,200 sq ft above grade and a private, fenced backyard that backs onto a peaceful walking path. The main floor features a central kitchen with ample cabinetry and a pantry, open to the dining area with ceramic tile flooring. The large living room offers laminate floors, a big picture window, and patio doors leading to a sunny deck and private yard—perfect for outdoor enjoyment. Upstairs, you'll find a huge primary bedroom with a generous closet, a second spacious bedroom, and an open loft with its own closet—ideal for a home office or easily converted into a third bedroom. A 4-piece bathroom completes the upper level. The partially finished basement includes a recreation room (just needs flooring), a laundry area with LG washer and dryer, under-stair storage, and two included appliances—a fridge and freezer in working order. Improvements include kitchen, bathroom, and windows (2011), and furnace (2019). Parking is right outside your front door, with plenty of visitor parking available. This well-managed complex is ideally located near schools, shopping, and public transportation, with quick access to the Ring Road—making it easy to get around the city or head out of town. A great opportunity to own an affordable home in a fantastic location!



Built in 1976

## Essential Information

MLS® #	A2244696
Price	\$397,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	110, 2300 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N7

## Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Outside

## Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	M-C1 d75

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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