

# \$284,900 - 106, 2300 Oakmoor Drive Sw, Calgary

MLS® #A1161396

## \$284,900

3 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 0 Acres

Palliser, Calgary, Alberta

Huge price reduction. Great opportunity to own 3 Bed + 1.5 Bath townhouse with fenced backyard in one of the most desired communities in SW. Professionally cleaned and fresh coated neutral color paint in the main level and upstairs to welcome the new buyer. One of the largest units in this complex with 1,274sqft and you have partially developed basement. The main level and basement featuring laminated floor and kitchen and foyer with ceramic tiles. Both bathrooms are upgraded with granite countertop. Huge dining area with big windows and the kitchen layout is very functional with a pantry and you can store all your favorite plates in ample cabinet space. Tones of space in the living room, and the sliding door and humongous picture window allow the natural lights to brighten the home. You will appreciate the easy configuration of all kinds of furniture settings in this spacious living room. Enjoy a very private fenced backyard where you can expand your gardening habit, or it will be a nice play area for your kids. Upstairs featuring three large bedrooms with extra closets so either kids or teens or adults can fit all their belongings. Plus, you have partially developed basement for family recreation or home theater or you can convert it to a gym. Plenty of storage space to hide all your camping gear and seasonal items like Christmas trees and decorations items. Awesome location to raise a family or get retired as there are parks, shops, schools, family leisure centre, and all



other amenities within walking distance. Not to mention the easy access to major roads and public transits close by. Best value home so book your private tour now before it is gone!

Built in 1976

### **Essential Information**

MLS® #	A1161396
Price	\$284,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,274
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	106, 2300 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N7

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 12th, 2021
Days on Market	73
Zoning	M-C1 d75
Condo Fee	\$357

### **Listing Details**

Listing Office	Courtesy Of MAXWELL CAPITAL REALTY
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