$460,000 - 52, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2218258

$460,000

2 Bedroom, 2.00 Bathroom, 1,307 sqft
Residential on 0.00 Acres

Palliser, Calgary, Alberta

Pride of Ownership! Beautifully upgraded end-unit townhome in the heart of Palliser. This unique 5-level split features a dramatic two-storey vaulted ceiling and a spacious loft. The sunny west-facing Low-E windows flood the home with natural light. Direct access from the oversized, attached single garage into the townhome. The spacious entryway, complete with a 2-piece bathroom, leads down to the partially finished lower level with laundry and is ready for your personal touch. Just a few steps up from the entry are the main floor living room, dining room and adjoining open plan kitchenâ€"perfect for entertaining and family gatherings. The oversized west-facing deck, includes a gas line for your BBQ and steps down to a small gardenâ€"ideal for summer dinners or weekend relaxation. The first upper level features a 4-piece bathroom and two bedrooms. The primary suite boasts a large walk-in closet with built-in vanity plus a cheater door to the bathroom. The second upper level 21'x8' loft is perfect for a home office or TV room. It has a unique 14â€™x6â€™ "hidden" storage area with lots of built-in shelving and is accessed through a flush mounted door. Beautiful Spanish tile flooring on the stairs & 3 levels, complete with electric in-floor heating. Many other upgrades over the years: kitchen cabinets, countertops, plumbing and electrical fixtures, interior doors, renovated bathroom, and a new hot water tank in 2019. This smoke-free, pet-free home is in a prime locationâ€"walking distance to Co-op,

Southland Leisure Centre, transit, and just minutes to Glenmore Landing, Costco and the new Shops at Buffalo Run Complex. Enjoy the many bike paths throughout the community leading to South Glenmore Park or south to Fish Creek Park. A true investment in both lifestyle and real estate! Great home! Great value! Pets allowed with Board approval. Owner moving out of province, 60 days possession preferred but negotiable.

Built in 1976

Essential Information

MLS® #	A2218258
Price	$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,307
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	52, 2225 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N6

Amenities

Amenities	Secured Parking
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Zoning	M-C1

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.