

# \$409,900 - 23, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2222082

**\$409,900**

3 Bedroom, 2.00 Bathroom, 1,336 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Opportunity Knocks â€” Priced to Sell, Sold As-Is! Perfect for investors or renovators, this spacious townhome offers over 1,300 sq ft of potential in a well-managed complex. With solid bones and loads of upside, it's a fantastic opportunity to create value in a prime location. Ideally located near major amenities including Costco, Glenmore Landing, Southland Leisure Centre, schools, shopping, transit, and quick access to Stoney Trailâ€™ convenience is at your doorstep. The main entryway welcomes you with a spacious foyer, access to a single attached garage, and a 2-piece bathroom. Upstairs, the bright main living area features vaulted ceilings, a gas-burning fireplace, a kitchen and dining area, and patio doors leading to a private deck and enclosed outdoor spaceâ€™ ideal for relaxing or entertaining. On the next level, youâ€™™ll find a primary bedroom with a walk-in closet and cheater access to a 4-piece main bathroom, plus a second bedroom. The upper loft spaceâ€™ measuring 8' x 21'â€™ overlooks the living room and is perfect for a home office, studio, or lounge area, with a hidden storage room offering additional functionality. The lower level includes a third bedroom, laundry area, and plenty of storage space. This home offers a rare mix of size, layout, and location. Bring your vision and act fastâ€™ opportunities like this donâ€™™t last long!

Built in 1976



## Essential Information

MLS® #	A2222082
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,336
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

## Community Information

Address	23, 2225 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N6

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

**Exterior**

Exterior Features	BBQ gas line, Lighting
Lot Description	Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	55
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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