

# \$430,000 - 11, 10030 Oakmoor Way Sw, Calgary

MLS® #A2263830

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,610 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

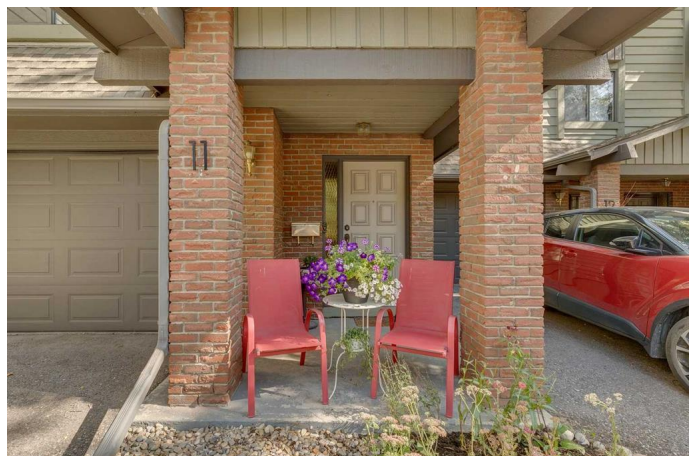
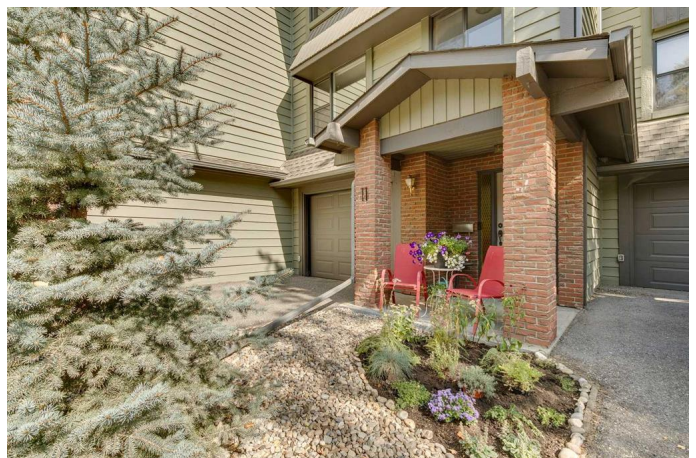
This charming townhouse is tucked away in a beautifully maintained complex surrounded by mature trees. The home is mostly original, and full of character and warmth. Youâ€™™ll love the first impression with its vaulted wood beam ceilings, cozy wood-burning fireplace, and sliding patio doors that open to a private fenced yard backing onto a small green space. The layout offers a comfortable mix of spaces, with a formal dining area just a few steps up from the living room, and a bright kitchen with a breakfast nook. There are three generous bedrooms upstairs, and the primary bedroom is impressively large with a 2-piece ensuite and a cheater door to the main 4-piece bathroom. A second 2-piece powder room is conveniently located off the kitchen level. The basement provides great potential for storage or future development. Additional features include a heated single attached garage with new garage door, R40 newly insulated attic, driveway parking for a second car, and a new furnace installed last year. The location is quiet yet convenient, close to groceries, restaurants, and other amenities, with easy access to Stoney Trail. A wonderful opportunity to own in this lovely established community.

Built in 1976

## Essential Information

MLS® # A2263830

Price \$430,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,610         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11, 10030 Oakmoor Way Sw |
| Subdivision | Oakridge                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 4S8                  |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None                                  |
| Parking Spaces | 2                                     |
| Parking        | Heated Garage, Single Garage Attached |
| # of Garages   | 1                                     |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Vaulted Ceiling(s)                                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Back Yard                      |
| Roof            | Asphalt Shingle                |
| Construction    | Brick, Wood Frame, Wood Siding |
| Foundation      | Poured Concrete                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | M-C1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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