

# \$425,000 - 72, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2244757

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,146 sqft

Residential on 0.00 Acres

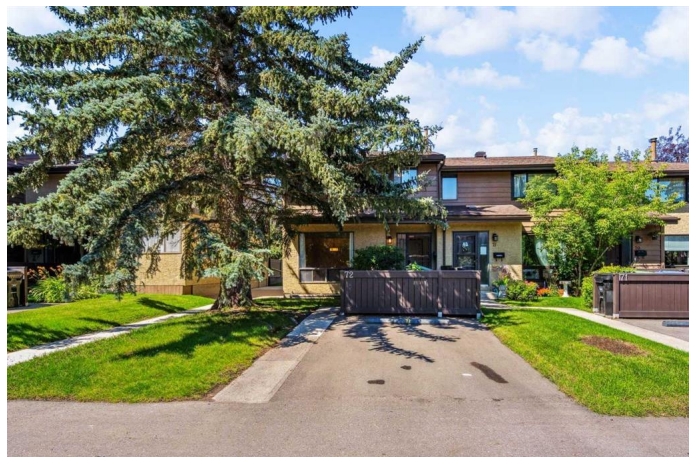
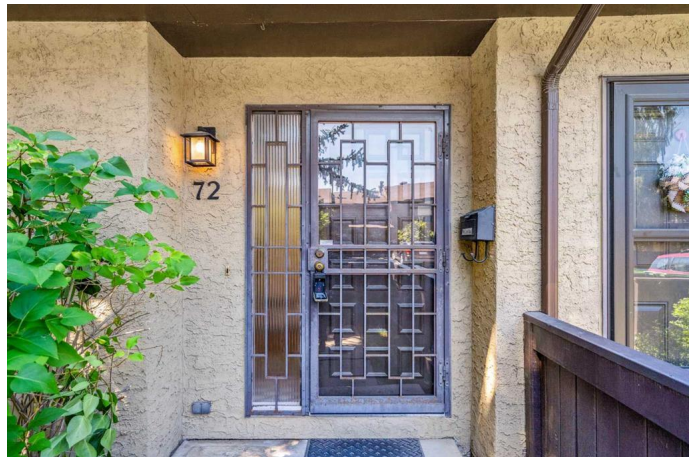
Palliser, Calgary, Alberta

\*\*\*Open House Sunday Aug.24, 2025 from 1:00-3:00pm\*\*\* Charming and Affordable 2-Story Townhouse in established Palliser Neighborhood, with fenced backyard, backing onto a park/playground. This updated and beautifully maintained townhouse offers nearly 1,700 sq ft of fully finished living space. Newer windows, paint and carpeting, this is ready to move in condition! Featuring 3 bedrooms, 1.5 bathrooms, and convenient parking right out front, it's perfect for comfortable family living. Enjoy a fenced backyard with a private patio, ideal for relaxing or entertaining. Located close to parks, walking paths, and all essential amenities in a quiet, mature community.

Built in 1976

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244757      |
| Price          | \$425,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,146         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 72, 2300 Oakmoor Drive Sw |
| Subdivision | Palliser                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 4N7                   |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Playground, Snow Removal, Trash, Visitor Parking                                                                                     |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                                                                                                    |
| Parking        | Assigned, Stall, Guest, Side By Side                                                                                                 |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt Shingle           |
| Construction      | Stucco, Wood Frame, Cedar |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 22              |
| Zoning         | M-C1 d75        |

### Listing Details

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