

**53, 2323 Oakmoor Drive SW
Calgary, Alberta**

MLS # A2207945



\$479,900

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Located in the extremely desirable/central community of PALLISER, this renovated townhouse is fully loaded and has a large gourmet kitchen! Arriving at the home you'll love the quiet, peaceful atmosphere that the complex provides with a brand new roof. The home itself offers an oversized attached single car garage, a driveway and direct access to your garage from the home. Entering the unit you're welcomed with hardwood floors, a front closet and a hallway that welcomes you into your living room. The spacious living room has large windows (newer windows throughout) and a built-in gas fireplace. It's open to your dining room that guides you into the full sized, updated kitchen with granite countertops, a gas stove and a built-in wall oven. With stainless steel appliances (new dishwasher 2023) and loads of storage, you don't need to compromise anywhere with this kitchen. The main floor is complete with a half bathroom and access to your fenced in backyard. The backyard has a deck and lawn with access to a green belt/walking path. Heading upstairs you won't need to worry about it getting too hot as this home is also equipped with AC (2021). Upstairs has 3 generous bedrooms, a 4 piece bathroom and a 2 piece en suite. The primary bedroom has a nice closet with built in storage and space for a king bed. The fully developed basement has a wide open floor plan for an additional living space/rec space with an electric fireplace. It's complete with a laundry room, storage room and utility closet. Centrally located you're just 3 mins to South Glenmore Park, 2 mins to Southland Leisure Centre, 2 min to South Benedict School, 1 block from Co-op and Boston Pizza and 3 mins to Nellies on 90th, Trullo Trattoria Subway and so much more!