

# \$479,000 - 36, 2323 Oakmoor Drive Sw, Calgary

MLS® #A2211335

**\$479,000**

4 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to this well-kept and spacious 4-bedroom townhouse located in a highly desirable area of Calgary, just steps from the scenic Glenmore Park. This home offers comfort, functionality, and recent upgrades â€” perfect for families, first-time buyers, or investors.

The main floor features a cozy living room, a bright dining area, and a functional kitchen that flows perfectly for everyday living or entertaining. Upstairs, you'll find three generous bedrooms, a full bathroom, and a convenient half bath for added comfort. The fully developed basement adds incredible value with a large rec room (that could be used as a 4th bedroom), a kitchenette, and a brand-new full bathroom â€” ideal for guests, extended family, or even rental potential. Plus hot water tanks and furnace are recently upgraded.

Enjoy the outdoors in your private backyard â€” a perfect spot to relax or garden. And benefit from a single garage for secure parking and storage.

Recent updates in a condo include: new windows, new garage door and new roof (2025), front yard landscaping scheduled for spring-summer 2025.

This is your chance to own a move-in-ready home in a prime location with nature, parks, schools, and amenities all within easy reach.

Built in 1976



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211335      |
| Price          | \$479,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,354         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 36, 2323 Oakmoor Drive Sw |
| Subdivision | Palliser                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 4T2                   |

## Amenities

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

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Bar |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer                                             |
| Heating           | Central                                                                                                                         |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas                                                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Garden, Private Yard                                     |
| Lot Description   | Back Yard, Few Trees, Garden, Landscaped, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Wood Siding                                                           |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 79               |
| Zoning         | M-C1             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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