

\$412,000 - 101, 2300 Oakmoor Drive Sw, Calgary

MLS® #A2254280

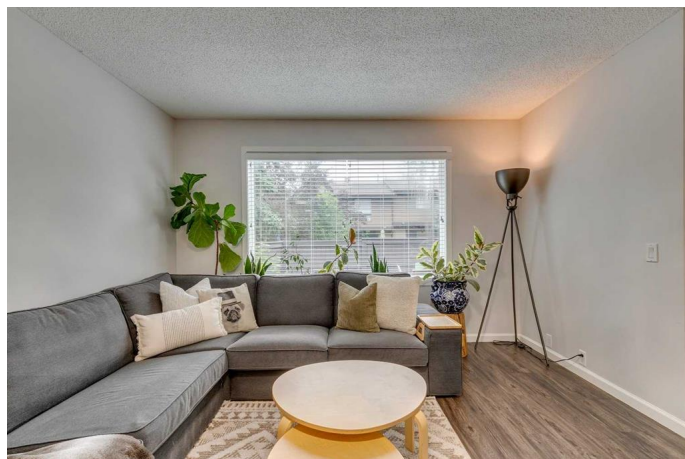
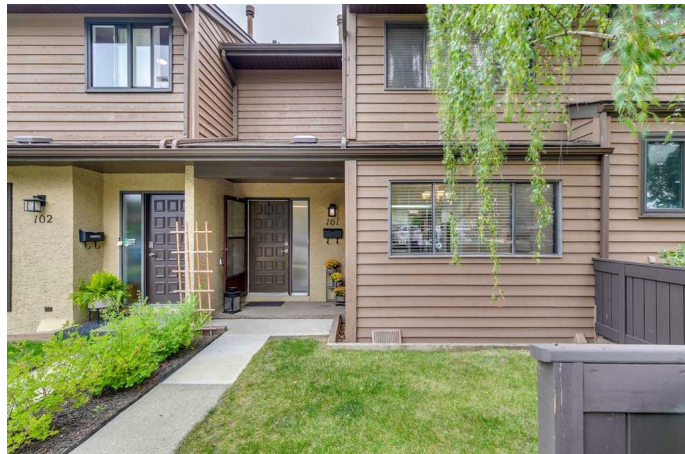
\$412,000

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Discover your dream home in this beautifully updated townhome, perfectly situated in the sought-after community of Palliser. As you enter, you're immediately struck by the bright and expansive living room, where large windows flood the space with natural light. This generous area expands outdoors to a **PRIVATE BACKYARD** highlighted by custom cedar planters and a beautiful stamped concrete patio - providing a wonderful setting for gathering with friends and family. The heart of the home, the updated kitchen, is both stylish and functional, featuring shaker-style cabinetry, custom corner pull out storage, sleek quartz countertops, stainless steel appliances, and a large island with an undermount sink and plenty of storage. An updated two-piece powder room completes the main level. Upstairs, you'll find three generous bedrooms, including an oversized primary suite with ample room for a king-size bed. Unwind after a long day in the beautifully updated 4-piece bathroom, complete with a soaker tub and full tile shower. The basement offers additional storage, a laundry area, and a partially finished space, ready for your personal touch. Beyond the home itself, the location is a significant draw. Residents benefit from unrivaled accessibility to amenities and a seamless commute thanks to the new ring road, the expansion of 14th Street SW, and Bus Rapid Transit (BRT). The neighborhood also stands to gain from the many amenities associated with the Buffalo Run/Taza



development on the Tsuut'ina Nation, making this a truly rare and valuable property.

Built in 1976

Essential Information

MLS® #	A2254280
Price	\$412,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	101, 2300 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N7

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Level, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	M-C1 d75

Listing Details

Listing Office	RE/MAX First
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