

# \$479,900 - 49, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2225077

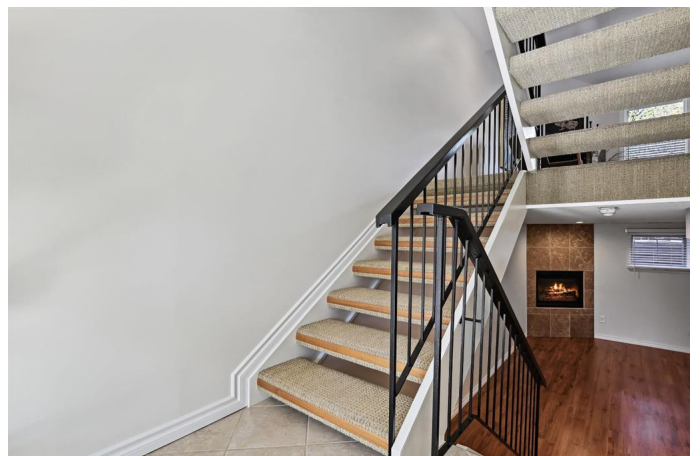
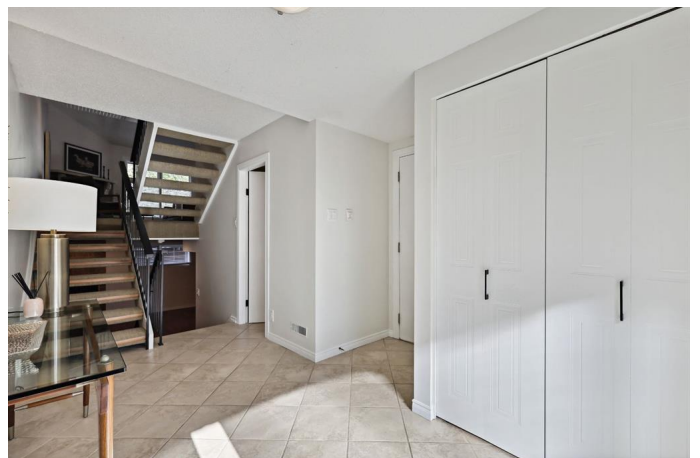
**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

This beautifully maintained and upgraded townhome showcases 1800 sq. ft. of living space and pride of ownership. A welcoming entry greets you with heated tile floors and a 2-piece bath. The main level highlights a spacious living room with a cozy gas fireplace for those chilly winter evenings plus large bright windows that welcome in plenty of natural light. A renovated kitchen is both modern and functional, featuring warm white cabinetry with designer hardware, granite countertops, a full stainless steel appliance package, breakfast bar, water filtration tap, and a pantry. There's room for both casual and formal dining, making it ideal for everyday living and entertaining. Step outside the French doors to enjoy your sunny, west-facing deck and charming garden space, ideal for summer evenings. Moving up a level, the primary suite feels like a retreat with vaulted ceilings, plenty of space for a king-sized bed and furniture, and a large walk-in closet complete with a built-in vanity. The second bedroom is also a good size with a functional closet and plenty of space for furniture placement. An elegant 4-piece bathroom with granite counters and ample storage serves both bedrooms. Up one more level, the loft space features two opening skylights, a rare bonus in this complex, and offers the perfect space for a home office or a quiet retreat. A secret oversized storage room is cleverly tucked away for added functionality. Step into a fully developed lower level that is warm and



inviting, with bright windows, walnut-toned laminate floors, a second gas fireplace, and a wet bar - perfect for entertaining or movie nights. Youâ€™ll also find a spacious utility room that houses the washer and dryer plus plenty of room for extra storage. An attached garage includes extra storage and allows room on the parking pad for a second car. This home is a true gem, offering comfort, style, and practicality in one of Calgaryâ€™s most desirable communities. Living in Palliser puts you near top-rated schools, the Southland Leisure Centre, Glenmore Landing, Oakridge Co-op Plaza, and the pathways of the Glenmore Reservoir, all with quick access to Stoney Trail and convenient public transit options just minutes away.

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2225077      |
| Price          | \$479,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,328         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 49, 2225 Oakmoor Drive Sw |
| Subdivision | Palliser                  |
| City        | Calgary                   |
| County      | Calgary                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2V4N6  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Electric Oven                                      |
| Heating           | Forced Air                                                                                                                                                    |
| Cooling           | None                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Lighting           |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt, Shingle                 |
| Construction      | Wood Frame, Cedar                |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 10             |
| Zoning         | M-C1 d75       |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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