

# \$485,000 - 55, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2238422

**\$485,000**

2 Bedroom, 2.00 Bathroom, 1,353 sqft  
Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to this beautifully updated townhome in Oakmoor Townhomes, nestled in the heart of Palliser. Whether you choose to park in the garage or under the carport, you'll immediately feel at home the moment you step inside. The warm and inviting interior is anchored by striking floating staircases that lead you both upstairs and down. On the main level, you'll find a bright, functional kitchen and a spacious living area that opens onto a private, fenced deck—perfect for relaxing after a long day. Head up to the next level where you'll discover the primary bedroom, complete with a massive walk-in closet, a built-in vanity, and access to the ensuite. A second bedroom makes a great space for guests or family. Up another short flight of stairs is a versatile loft—renovated with stunning herringbone flooring—ideal for a home office, reading nook, or a playroom. Also included in the loft is a spacious storage nook, tucked away for convenience. The lower level offers even more flexibility, featuring a fully developed basement with a home gym that could easily be converted into a third bedroom. Other thoughtful upgrades include stylish new front doors fitted with reeded glass, allowing natural light to filter through while preserving privacy. All of this in a prime location—just steps from the amenities of Oakridge and Palliser, and within walking distance to Southland Leisure Centre, Glenmore Reservoir, and scenic bike paths.



Built in 1976

## Essential Information

MLS® #	A2238422
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,353
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

## Community Information

Address	55, 2225 Oakmoor Drive Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N6

## Amenities

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached, Carport
# of Garages	1

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	2
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.