\$775,000 - 6, 35 Oakmount Court Sw, Calgary

MLS® #A2210079

\$775,000

3 Bedroom, 3.00 Bathroom, 2,829 sqft Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Fantastic opportunity + great value; this home is for sale at \$285 per sq. ft. That's a bargain!! This exquisite two-story townhome in a gated, adult-only (18+) community is situated in a serene location close to South Glenmore Park, the pathway system + the shops of Glenmore Landing. Spacious + beautifully designed, featuring large principal rooms throughout, with a main floor perfect for entertaining. The sunken den with a wood-burning fireplace, a generous living room, and a formal dining room capable of hosting a large gatherings. The dream kitchen showcases French Country charm, professional stainless steel appliances, double ovens, gas stove, warming drawer, ample counter space, cabinetry + storage, plus a cozy area for informal dining. Directly off the kitchen is a comfortable family room. This expansive main floor flows very well + is enhanced by stunning hardwood flooring, detailed millwork + lots of large windows. Upstairs, the spacious primary bedroom suite offers a sitting area, fireplace, six-piece spa ensuite + a private balcony. Two additional spacious bedrooms + a convenient laundry room complete the upper level. The fully developed lower level offers a gym, rec/games room, abundant storage + a secondary laundry hook up. The private sunny backyard of this property is amazing with two patios, mature trees + lawn. Ideally located just across from the Weaslehead + Glenmore Reservoir + close to Rockyview Hospital +







shopping. With an ideal layout ready for a new owner's personal touch. This charming home is move-in ready for quick occupancy.

Built in 1979

Essential Information

MLS® # A2210079 Price \$775,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,829 Acres 0.00 Year Built 1979

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 6, 35 Oakmount Court Sw

Subdivision Oakridge
City Calgary
County Calgary
Province Alberta
Postal Code T2V 4Y3

Amenities

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Driveway, Electric Gate, Front Drive

of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet

Organizers, Double Vanity, Granite Counters, Storage, Walk-In

Closet(s), Bidet, Crown Molding, Sump Pump(s)

Appliances Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings,

Warming Drawer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Mantle, Master Bedroom, Wood Burning, Den, Gas Log, Gas Starter,

Kitchen, Marble

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Cul-De-Sac, Low Maintenance Landscape, Interior Lot, Treed

Roof Concrete

Construction Brick, Wood Siding Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Days on Market 15

Zoning M-CG

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.