

\$495,000 - 36, 2323 Oakmoor Drive Sw, Calgary

MLS® #A2211335

\$495,000

4 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to this well-kept and spacious 3-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 | \$495,000 |
| 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 | Bar, French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| 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 | 68 |
| Zoning | M-C1 |

Listing Details

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

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.