

**9, 2225 Oakmoor Drive SW**  
**Calgary, Alberta**

**MLS # A2277163**



**\$399,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Located in the heart of Palliser, this well-kept townhome offers an outstanding opportunity in a popular, amenity-rich community! Surrounding by mature trees, the home features a sunny east-facing backyard with a private 10' x 16' deck and fully fenced yard &ndash; a perfect place for morning coffee, gardening, or quiet outdoor time. The entry level welcomes you with a generous foyer, a convenient 2-piece bathroom, and direct access to the single attached garage. Up one level, you'll find a bright and inviting living space with vaulted ceilings, laminate flooring, and a gas fireplace. Large windows and a sliding patio door bathe the space in natural light and open directly onto the large deck and private yard. The kitchen connects seamlessly to the dining area, making it ideal for everyday living and entertaining. The upper level offers two spacious vaulted bedrooms and a full 4-piece bathroom. The primary bedroom includes a large walk-in closet and direct access to the bathroom. One level above, a versatile loft space provides endless possibilities&mdash;home office, exercise area, hobby room, or reading nook. There is additional space in the developed basement, adding even more flexibility and storage. You'll appreciate having parking for two vehicles with the attached single garage and the covered driveway, and there is ample street parking available for guests. Enjoy the home as-is in its mostly original yet very clean condition, or renovate to reflect your personal style. Ideally situated close to Southland Leisure Centre, schools, parks, transit, and the Co-op grocery store, this is an outstanding opportunity to get into a great community at a reasonable price!