

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

MLS® #A2225077

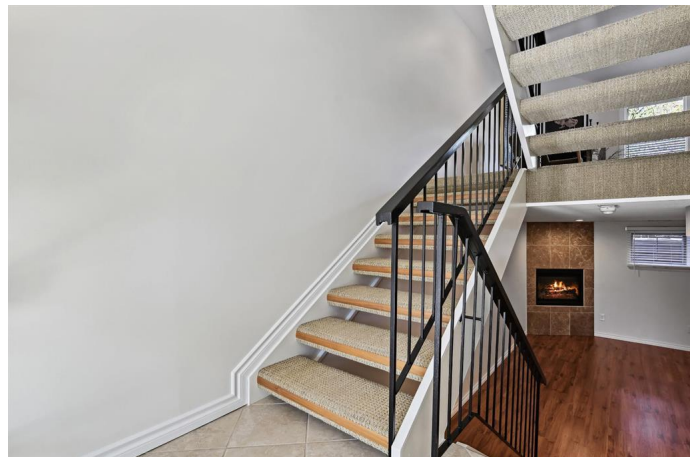
**\$479,900**

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. You'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 Calgary'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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