

# \$465,000 - 36, 2323 Oakmoor Drive Sw, Calgary

MLS® #A2237458

**\$465,000**

4 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to this well-kept and spacious 4-bedroom townhouse located in a highly desirable area of Calgary, just steps from the scenic Glenmore Park and Southland leisure center. 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 2 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® #	A2237458
Price	\$465,000
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	T2V4T2

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Other, Outside, Oversized, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bar, Closet Organizers, French Door, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Garden, Playground, Tennis Court(s)
Lot Description	Back Yard, Few Trees, Garden, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	5
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.