

**31, 2225 Oakmoor Drive SW
Calgary, Alberta**

MLS # A2304997



\$450,000

Division:	Palliser		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,244 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to Unit 31 at Oakmoor Townhomes, a unique 5-level split that unfolds with thoughtful intention. Tucked into the highly prized community of Palliser, just moments from the energy and ease of Southland Leisure Centre & Southland Drive, this thoughtfully updated townhome offers a rare blend of space, natural light, and everyday functionality. With 2 full bedrooms and 1.5 bathrooms, the layout feels anything but typical, offering separation where you want it and connection where it matters. The heart of the home, a refreshed kitchen, was tastefully updated in 2021 with new stainless steel appliances, tile flooring, quartz countertops, and a modern backsplash, creating a clean, contemporary space to cook, gather, and unwind. That same year, both bathrooms were elevated with updated vanities and fresh finishes, giving a cohesive, move-in-ready feel throughout. Upstairs, new vinyl flooring (2024) adds warmth and durability to the bedrooms, while above it all, a bright loft space steals the show! Kissed by natural light and ideal for a home office, creative studio, or quiet reading retreat. Enjoy beautiful natural light that is generously provided by the Skylights; a unique feature that's not found in every unit. These skylights conveniently open with a crank to invite in fresh air and offer a natural way to cool the home during Calgary's sun-filled summers. Stepping outside you'll find a generously sized sun deck paired with a private yard space that backs onto a quiet tree lined green space. This west facing backyard is a peaceful extension of your living space. Perfect for your furry friends (Pet Friendly Complex), morning coffee, BBQ's, or relaxing at the end of a long day. Downstairs is a great place to watch movies or host friends, a flexible space for everyday life; a perfect spot to set up a home theatre, gym, craft room, or kids playroom.

Complete with a dedicated laundry room and additional storage space, this level like the others is thoughtfully designed to utilize every square foot of space. And then there's the parking, a true standout feature! Three dedicated spots including an attached garage with extra storage, parking pad, and a covered carport ensures room for multiple vehicles, guests, or even a little extra freedom. This is a home that balances thoughtful updates with a layout that simply works, all in a location that keeps you connected while offering a quiet place to call home. Book your showing today, this home won't last long!