

**40, 2300 Oakmoor Drive SW  
Calgary, Alberta**

**MLS # A2218575**



**\$399,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cedar, Stucco

**Foundation:** Poured Concrete

**Features:** Central Vacuum, No Animal Home, No Smoking Home, Storage, Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 352

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Vacuum canister & attachments, wet dry shop vacuum

Condo living at it's best! Perfectly located in the complex this end unit offers fabulous summer enjoyment in the gorgeous south backyard filled with perennial gardens. Easy access to the playpark and path system right out your back gate! This three bedroom townhome provides comfortable living space with an abundance of light. As you enter the large foyer greets you and your guests. Main floor flex room can be used as a den, eating nook, reading room or whatever your heart desires. Kitchen has plenty of cupboard and counter space and is convenient to the dining and living rooms which overlook the lovely backyard. Upstairs there are three bedrooms. Spacious primary bedroom includes a retreat area. Fully finished basement makes a great rec room. Loads of storage space. Park right outside your front door. Garbage is picked up at your door. Easy access to transit, shopping, Southland Leisure center and parks. This home is a must see. It works well for a family, couple or single. Visitor parking is just a short walk away.