2646 Oakmoor Drive SW

Calgary | Active | MLS® A2357085

$249,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1975**	**510.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Nestled in the heart of one of Southwest Calgary’s most mature and established communities, this turnkey, low-maintenance home delivers exceptional comfort and convenience. Thoughtfully planned with a bi-level layout, the interior provides an efficient and comfortable floor plan featuring distinct separation between entertaining spaces and restful private quarters. Step inside to an inviting main level anchored by a bright living room centring on a cozy fireplace-perfect for relaxing or hosting family and friends. The open layout transitions seamlessly into a dedicated dining area and a functional, efficient kitchen with full appliance package. Direct access off the dining area leads out to the rear deck, concrete patio and fenced in backyard space with access to your parking stall. Privacy is paramount with a full 4-piece bathroom on the upper level as to not disturb the peaceful bedrooms. The quiet lower level hosts two well-proportioned bedrooms featuring large windows for natural light, newer flooring, stylish modern rustic barn doors and absolute peace. The generous primary retreat with dual closets will easily accommodate your furnishings, while the second bedroom effortlessly doubles as a dedicated home office or guest room. This level also features a convenient two-piece bath, under-stair storage, and a dedicated laundry and utility room providing substantial mechanical and household storage space. Location truly sets Oakridge truly apart. Outdoor enthusiasts will love living moments from South Glenmore Park and the Glenmore Reservoir, home to the Calgary Canoe Club, sailing club, splash park, and an extensive network of paved trails for cycling and walking. Daily errands are quick and walkable with the Oakridge Co-op Centre, neighborhood cafes, and medical clinics right down the road, while the premier shops and dining of Glenmore Landing are just minutes away. Commuting across the city is effortless with fast access to 14th Street, Crowchild Trail, the MAX Yellow BRT line, and Stoney Trail for direct weekend escapes to Bragg Creek, Kananaskis and the Rocky Mountains. Combining low-maintenance comfort with an unbeatable location, this charming home delivers the very best of Oakridge living. book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357085
Bedrooms	2
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	510.25 sq. ft.
Main Level Finished Area:	510.25 sq. ft.
Below Grade Finished Area:	464.76 sq. ft.
Condo Fee:	$557.34
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1975 (Age: 51)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7510584
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Wood

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Other
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Stone, Wood Burning
Garage:	No
Parking:	Assigned, Off Street, Outside, Paved, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Oakridge Village
Community:	Oakridge
Amenities:	Other
Appliances:	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Dining Room · 9'11" × 8'9" ·
Main Floor	Kitchen · 11'11" × 6' ·
Main Floor	Living Room · 17'9" × 11' ·

Basement	Bedroom · 11' × 8'7" ·
Basement	Bedroom - Primary · 14'1" × 11' ·
Basement	Furnace/Utility Room · 8'10" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Granite Counters, High Ceilings, Pantry, Primary Downstairs, Storage, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2646-oakmoor-drive-sw-calgary-a2357085/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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