3 2300 Oakmoor Drive SW

Calgary | Active | MLS® A2329915

$325,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1976**	**1,239 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Unlock the potential in this **2-bedroom plus loft/den townhouse** nestled in the highly sought-after community of **Palliser**. Whether you're an investor, renovator, or buyer looking to build equity, this is a rare opportunity to transform a home in one of Calgary's most established and desirable southwest neighbourhoods.

Offering a functional floor plan with two spacious bedrooms plus a versatile loft/den-perfect for a home office, reading nook, or guest space-this home is ready for your vision. The **partially developed basement** provides additional living space and features a **full bathroom**, a valuable upgrade not commonly found in other units within the complex.

While the property requires significant updating and is being offered as a true handyman special, the location is difficult to beat. Situated on **Oakmoor Drive SW**, you'll enjoy mature tree-lined streets, excellent access to shopping, restaurants, public transit, Glenmore Landing, Southland Leisure Centre, Rockyview General Hospital, and major commuter routes including Stoney Trail. Outdoor enthusiasts will appreciate being just minutes from the extensive pathways and natural beauty of Glenmore Reservoir and Heritage Park.

Opportunities like this don't come along often. Bring your renovation ideas and unlock the incredible potential this home and location have to offer. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329915
Bedrooms	3
Bathrooms	3
Year Built	1976
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:	2 Storey
Total Living Area:	1,239 sq. ft.
Main Level Finished Area:	599 sq. ft.
Upper Level Finished Area:	641 sq. ft.
Condo Fee:	$357.97
Condo Fee Includes:	Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	7711455
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Oakmoor Townhomes
Community:	Palliser
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'7" × 12'3" ·
Main Floor	Dining Room · 8'4" × 6'6" ·
Main Floor	Kitchen · 16'10" × 9'10" ·
2nd Floor	Bonus Room · 16'9" × 9'10" ·
2nd Floor	Bedroom - Primary · 13'5" × 12'1" ·

2nd Floor	Bedroom · 10'6" × 9' ·
2nd Floor	Walk-In Closet · 5'5" × 5' ·
Basement	Bedroom · 18'8" × 8'11" ·
Basement	Furnace/Utility Room · 17'1" × 10'4" ·
Basement	Laundry · 10'2" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d75
Listed Date:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-2300-oakmoor-drive-sw-calgary-a2329915/

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