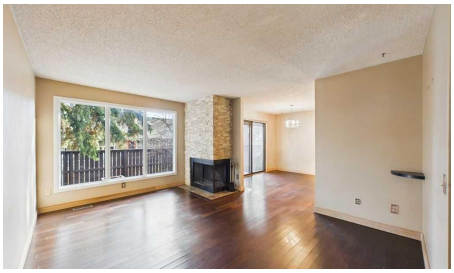
51 2323 Oakmoor Drive SW

Calgary | Active | MLS® A2356717

$359,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1976**	**1,309 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

OPEN HOUSE - NOV 22, 1-3 PM Fantastic opportunity in the sought-after community of Palliser! This 3-bedroom, 3-bathroom home with a single attached garage offers excellent potential for investors, renovators, or first-time buyers looking to build sweat equity and make a home their own. Ideally located close to shopping, schools, parks, and the Southland Leisure Centre, this property combines a desirable location with an excellent opportunity to add value through renovations.

The kitchen and bathrooms offer an excellent opportunity for buyers to renovate and modernize these spaces to suit their own tastes and preferences. Buyers will appreciate updates that were completed in 2016, including hardwood flooring on the main level, along with well-maintained tile and carpeting. Brand-new windows have just been installed, and the roof is newer, providing two notable improvements. The unfinished basement offers additional space and flexibility for future development, allowing buyers to further customize the home to suit their needs.

Step outside to enjoy a private backyard surrounded by mature trees, offering a peaceful and secluded outdoor setting. Additional highlights include an established condominium corporation with a healthy reserve fund, according to available condominium documents. The property has also been maintained as a non-smoking, no-pet home.

Vacant and available for immediate possession, this property presents an excellent opportunity for buyers who recognize the potential of a well-located home and are ready to make it their own. The property is being sold "As-Is," with the asking price reflecting its current condition and the updates required. An excellent opportunity to invest in a desirable, established Calgary community and create a home tailored to your own vision. Some photos are virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356717
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:	1,309 sq. ft.
Main Level Finished Area:	619.2 sq. ft.
Upper Level Finished Area:	690.59 sq. ft.
Condo Fee:	$537.94
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	1
Plan:	7810544

Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Siding
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Oakmoor Rise
Community:	Palliser
Amenities:	Park, Playground, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15'11" × 12'3" ·
Main Floor	Dining Room · 10'8" × 9'4" ·
Main Floor	Kitchen · 10'8" × 7'3" ·
2nd Floor	Bedroom - Primary · 13'10" × 11' ·
2nd Floor	Bedroom · 13'9" × 9'8" ·
2nd Floor	Bedroom · 11'8" × 11' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/51-2323-oakmoor-drive-sw-calgary-a2356717/

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