

**55, 2225 Oakmoor Drive SW  
Calgary, Alberta**

**MLS # A2238422**

# \$485,000



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully updated townhome in Oakmoor Townhomes, nestled in the heart of Palliser. Whether you choose to park in the garage or under the carport, you'll immediately feel at home the moment you step inside. The warm and inviting interior is anchored by striking floating staircases that lead you both upstairs and down. On the main level, you'll find a bright, functional kitchen and a spacious living area that opens onto a private, fenced deck—perfect for relaxing after a long day. Head up to the next level where you'll discover the primary bedroom, complete with a massive walk-in closet, a built-in vanity, and access to the ensuite. A second bedroom makes a great space for guests or family. Up another short flight of stairs is a versatile loft—renovated with stunning herringbone flooring—ideal for a home office, reading nook, or a playroom. Also included in the loft is a spacious storage nook, tucked away for convenience. The lower level offers even more flexibility, featuring a fully developed basement with a home gym that could easily be converted into a third bedroom. Other thoughtful upgrades include stylish new front doors fitted with reeded glass, allowing natural light to filter through while preserving privacy. All of this in a prime location—just steps from the amenities of Oakridge and Palliser, and within walking distance to Southland Leisure Centre, Glenmore Reservoir, and scenic bike paths.