



\$ 269,500.00

46 2323 OAKMOOR DRIVE SW CALGARY

<https://paulbrinton.com>

5 things we love about Townhouse 46 (and we're sure you will too): 1. A MATURE & CONVENIENT NEIGHBOURHOOD: Palliser is an established and popular community in Southwest Calgary offering an eclectic mix of housing styles ranging from apartments to estate-level homes and everything in between. Residents enjoy the close...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: Bi-Level

MLS ® #: A1163627

Type: Row/Townhouse

Date added: 11/26/21

Two Piece Bath: 1

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

Post Updated: 2021-11-29 17:15:19

Bathrooms: 2

Bedrooms: 2

Baths Half: 1

Status: Active

Year built: 1976

Parking: Single Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Park, Visitor Parking

Community Features: Park, Schools
Nearby, Playground, Sidewalks, Street
Lights, Shopping Nearby

Fencing: Fenced

Cooling: Wall Unit(s)

Total Parking: 2

Flooring: Carpet, Laminate, Vinyl

Fireplace Features: Living Room, Wood
Burning

Exterior Features: Private Entrance, Private
Yard

District: CAL Zone S

Inclusions: Fridge in Storage Room, TV and
Bracket in Living Room, Storage Box in
Backyard, Wall Unit AC in Living Room (As-Is,
Owner says it works but is old)



Interior Features: Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Storage,Vinyl Windows

Roof Type: Asphalt Shingle

Lot Features: Back Yard,Corner Lot,Cul-De-Sac,Low Maintenance Landscape,Level

Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Basement, In Unit, Laundry Room, Lower Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 3

Unit Number: 46

Suite: No

Appliances: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Subdivision Name: Palliser

Lot Size Acres: 0.00

Levels: Bi-Level

Zoning: M-C1 d75

List Price Square Foot: \$ 438.21

Photo Count: 35

Unit Exposure: E,W

Construction Materials: Brick,Wood Frame,Wood Siding

Foundation: Poured Concrete

Living Area SF: 615.00

Structure Type: Four Plex

Restrictions: Pet Restrictions or Board approval Required,Utility Right Of Way

