

# \$440,000 - 27, 2323 Oakmoor Drive Sw, Calgary

MLS® #A2245227

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Outstanding value at this price point in the highly sought-after neighbourhood of Palliser! Perfect for investors, first-time buyers, or those looking for a rental property, this fully finished townhouse offers over 1,252 sq. ft. of developed living space, an oversized single attached garage, and a private fenced yard—a rare find in this area. Step inside to a bright, spacious living room featuring a regularly inspected wood-burning fireplace, a formal dining area with patio doors to the back deck, and a beautifully renovated kitchen with white shaker cabinets and newer appliances. The main floor boasts 30-hour water-resistant laminate flooring (still under warranty) for both style and durability, while the bathroom features luxury vinyl plank (LVP) flooring, also under warranty. A convenient 2-piece powder room completes the main floor, keeping guests away from your main bathroom. Upstairs, you’ll find three generous bedrooms, including a primary suite with a private 2-piece en-suite, plus a shared 4-piece bathroom. The finished basement offers a versatile rec room and plenty of storage. The fenced and treed backyard is a perfect retreat for relaxing, gardening, or hosting summer BBQs. This well-run complex has low turnover, a healthy reserve fund, and even new shingles being installed this spring. Palliser is ideally located between Fish Creek Park and South Glenmore Park—perfect for outdoor enthusiasts and nature lovers, with easy access to Stoney Trail and 14th Street. You



may even spot the occasional deer wandering through the complex! Book your private showing today and see why this home is such a fantastic package.

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245227      |
| Price          | \$440,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,339         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 27, 2323 Oakmoor Drive Sw |
| Subdivision | Palliser                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 4T2                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Smoking Home                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, |

|                 |                                |
|-----------------|--------------------------------|
|                 | Washer/Dryer, Window Coverings |
| Heating         | Forced Air                     |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Wood Burning                   |
| Has Basement    | Yes                            |
| Basement        | Finished, Full                 |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 22               |
| Zoning         | M-C1 d75         |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.