

\$485,000 - 33, 2225 Oakmoor Drive Sw, Calgary

MLS® #A2228431

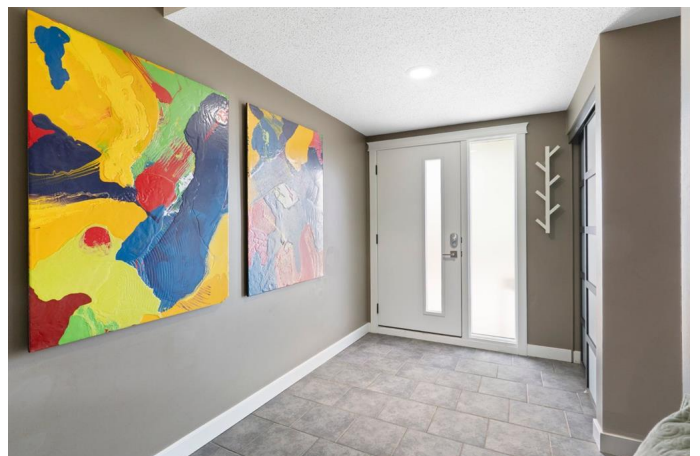
\$485,000

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome Home. We are delighted to present you this stylish Multi-Level Townhome in Palliser with a Private Home Theatre – The Ultimate Entertainment Escape. Nestled in the heart of the community, this end unit is impressively updated and meticulously maintained with over 1,700 sq ft of thoughtfully designed living space across five developed levels, this home combines style, versatility, and comfort in one of Calgary's most family-friendly communities. Step inside to a welcoming foyer with direct access to the attached garage and front patio area. The main living area features soaring ceilings, oversized windows that flood the space with natural light, and a cozy wood-burning fireplace – creating an inviting and relaxing atmosphere. Overlooking the living room is a spacious dining area that flows into the open-concept kitchen, where you™ find warm maple cabinetry, granite countertops, sleek stainless steel appliances including a gas stove, a raised eating bar and large pantry next to the kitchen – makes this space perfect for casual dining, entertaining and functionality. Upstairs, the third level hosts two generous bedrooms, including a spacious primary retreat with a massive walk-in closet and a private makeup vanity. The sleek and modern main bathroom has been fully renovated with a tiled walk-in shower, stylish vanity, and ambient lighting. At the top of the home, a bonus loft space offers endless flexibility – it™s perfect as a second home



office, creative space, or reading nook overlooking the main living area below. Downstairs, the fully developed basement is a true standout. You'll find a dedicated laundry and utility area with upgraded cabinetry and counters, plus an incredible fully-equipped home theatre with projection system with surround sound, ideal for movie nights or watching the big game in style. Enjoy summer evenings on the private back deck, complete with BBQ area and steps down to a fully fenced yard complete with maintenance free pet specific turf. The front of the home also offers a private patio—perfect for a relaxing morning coffee. This standout home is complete with a single attached garage and huge storage space accessed through the loft for all your additional storage needs. Don't miss out on the chance to call this great property home!

Built in 1976

Essential Information

MLS® #	A2228431
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	33, 2225 Oakmoor Drive Sw
Subdivision	Palliser

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N6

Amenities

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

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
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	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	1
Zoning	M-C1 d75

Listing Details

Listing Office	CIR Realty
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