

**3043 Oakmoor Drive SW
Calgary, Alberta**

MLS # A2244569



\$679,900

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Storage, Walk-In Closet(s)		

Inclusions: Pantry Cabinet in Kitchen, Storage Cabinet in Basement

Welcome to 3043 Oakmoor Drive SW — a beautifully maintained and thoughtfully updated bungalow nestled in the heart of one of Calgary’s most established family-oriented neighbourhoods. Backed by 20 years of pride in ownership, this 5-bedroom home (1 basement without accepted egress) offers exceptional value, space, and location for growing young families. Set across from the expansive fields of Oakmoor Park and directly connected to a network of scenic pathways and playgrounds, this home is an ideal hub for an active lifestyle. Whether it’s walking the kids to the highly acclaimed Louis Riel School (home to both the GATE and Science Alternative Programs), joining a local tennis match at the Oakridge Community Centre with an indoor arena, or biking down to the shoreline of South Glenmore Park, you’re perfectly positioned to enjoy all that this vibrant corner of Southwest Calgary has to offer. Inside, the home offers 1,223 square feet of functional, well-cared-for space above grade, plus a fully developed basement. The layout is family-friendly, with 5 bedrooms and 2.5 bathrooms, including a convenient 2-piece ensuite off the primary bedroom. Recent updates include new shingles, soffits, eaves, and exterior lighting (2019), a newer high-efficiency furnace (2022), and a completely renovated main bath with jetted tub (2015). The lower level features luxury vinyl plank flooring (2021), enlarged windows for added natural light, and ample room for play, guests, or home office use. The exterior has been upgraded with fibre cement siding and additional foam insulation for improved durability and efficiency. A front-drive double detached garage provides secure parking and includes a thoughtfully installed drain line (2018) for added functionality. A private, mature treed backyard with a tranquil water feature and small fire pit ensure

cozy, family evenings. Location-wise, you're surrounded by some of the city's most sought-after amenities: the Southland Leisure Centre, the brand new Co-op, and a wide selection of retail, restaurants, medical, and professional services all within minutes. Nearby communities like Palliser, Cedarbrae, and Braeside add to the area's appeal with additional schools, parks, and friendly neighbourhood charm. And with South Glenmore Park and the Weaselhead Flats Natural Environment Park just down the street, weekend adventures in nature are never far from home. Move-in ready, this Oakridge bungalow is a rare opportunity to put down roots in a mature, amenity-rich location where community still matters.