

**2628 Oakmoor Drive SW  
Calgary, Alberta**
**MLS # A2272711**

# \$280,000



<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	Shed		

Discover this unique, updated bi-level home tucked away in the highly sought after SW community of Oakridge. A property that truly stands out with the warm, cabin-like feel and inviting atmosphere. From the moment you step inside, you'll appreciate the character brought to life by the exposed wooden beams, creating a cozy, rustic feel rarely found in the city. This bright and stylish unit has been thoughtfully updated over the past few years, bringing in a mix of modern finishing but yet still holding the charm & character. The main level offers an open and welcoming layout, highlighted by laminate flooring throughout and a large front window that floods the living room with natural light. A wood burning fireplace adds the perfect touch of comfort and ambiance, making this the ideal space to unwind and relax. The updated kitchen is both functional and stylish, offering plenty of counter and cabinet space along with a bright window that overlooks your fully fenced backyard. A perfect view while cooking or entertaining. Adjacent to the kitchen is a dedicated dining area, with direct access to your outdoor space through a convenient side door. Finishing off the main level is a well appointed 4 piece bathroom, completing the convenience and comfort of this upper floor. The lower level has been recently renovated, featuring new carpet, updated baseboards, and fresh paint throughout. This level includes two comfortable bedrooms, along with a convenient 2 piece bath. The primary bedroom offers plenty of space, while the second bedroom is perfect as another bedroom or an ideal home office—enhanced by the added convenience of the half bath. Completing the lower level is a practical utility room with the washer & dryer while offering a generous amount of storage including additional space beneath the stairs. This home has also received several important updates for

peace of mind, including a newer electrical panel, hot water tank, roof, and a recently installed air conditioning unit to keep you cool during the summer months. This home also features a fully fenced backyard, perfect for your pets or little ones to safely run around while you entertain guests. Convenience is at your doorstep with your parking stall just steps from the unit, plus plenty of street parking available for visitors. Offering a rare blend of cabin-like charm with urban convenience, this home is minutes from the Glenmore Reservoir, South Glenmore Park, and the Weaselhead Natural Area. Enjoy nature at your doorstep without giving up the daily amenities, with grocery stores, restaurants, the Southland Leisure Centre, schools, and more all close by. A truly unique opportunity for a move-in ready home located in Oakridge!