

# \$430,000 - 11, 10030 Oakmoor Way Sw, Calgary

MLS® #A2263830

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,610 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

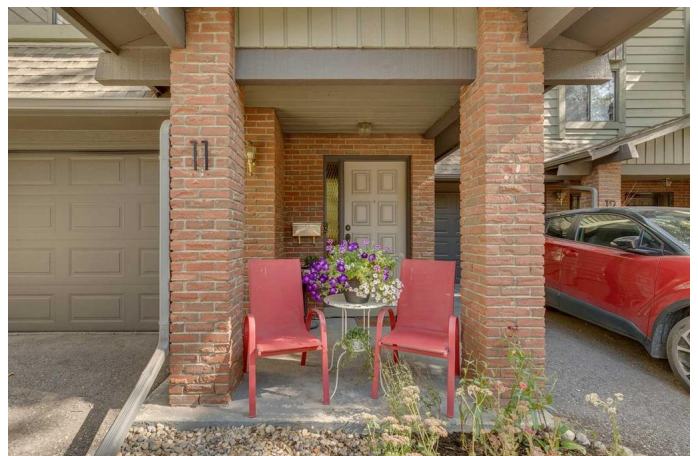
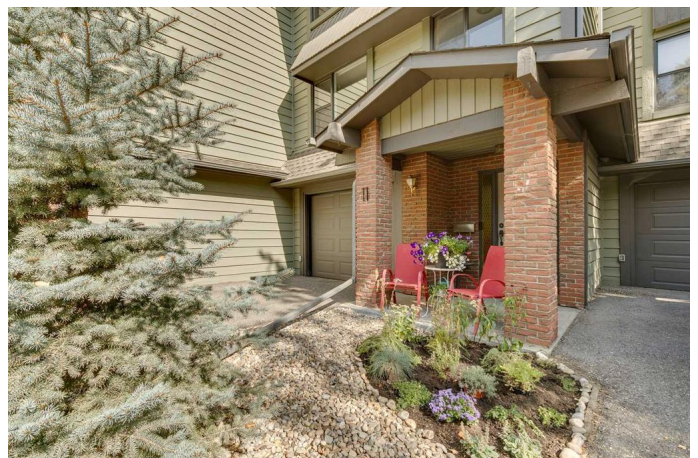
This charming townhouse is tucked away in a beautifully maintained complex surrounded by mature trees. The home is mostly original, and full of character and warmth. You'll love the first impression with its vaulted wood beam ceilings, cozy wood-burning fireplace, and sliding patio doors that open to a private fenced yard backing onto a small green space. The layout offers a comfortable mix of spaces, with a formal dining area just a few steps up from the living room, and a bright kitchen with a breakfast nook. There are three generous bedrooms upstairs, and the primary bedroom is impressively large with a 2-piece ensuite and a cheater door to the main 4-piece bathroom. A second 2-piece powder room is conveniently located off the kitchen level. The basement provides great potential for storage or future development. Additional features include a heated single attached garage with new garage door, R40 newly insulated attic, driveway parking for a second car, and a new furnace installed last year. The location is quiet yet convenient, close to groceries, restaurants, and other amenities, with easy access to Stoney Trail. A wonderful opportunity to own in this lovely established community.

Built in 1976

## Essential Information

MLS® # A2263830

Price \$430,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,610         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11, 10030 Oakmoor Way Sw |
| Subdivision | Oakridge                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 4S8                  |

### Amenities

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

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Vaulted Ceiling(s)                                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Full                                                               |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 9                  |
| Zoning         | M-C1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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