

# \$650,000 - 10636 Oakmoor Way Sw, Calgary

MLS® #A2201303

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,373 sqft

Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

Welcome to this beautifully updated bungalow in the heart of Cedarbrae, offering a sun-filled south-facing front yard with a charming mature apple tree and a private gated courtyard.

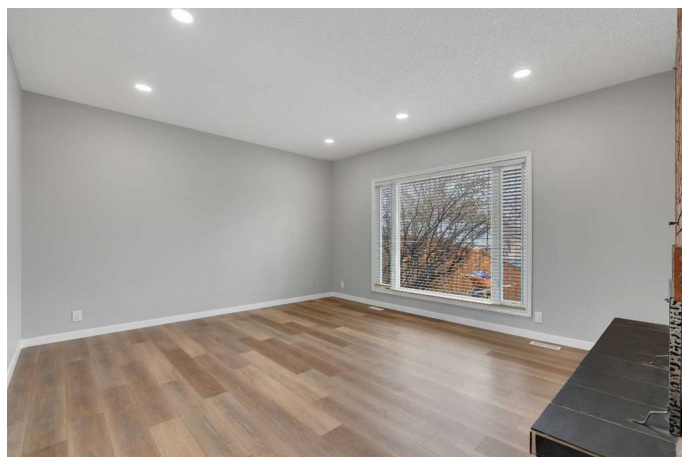
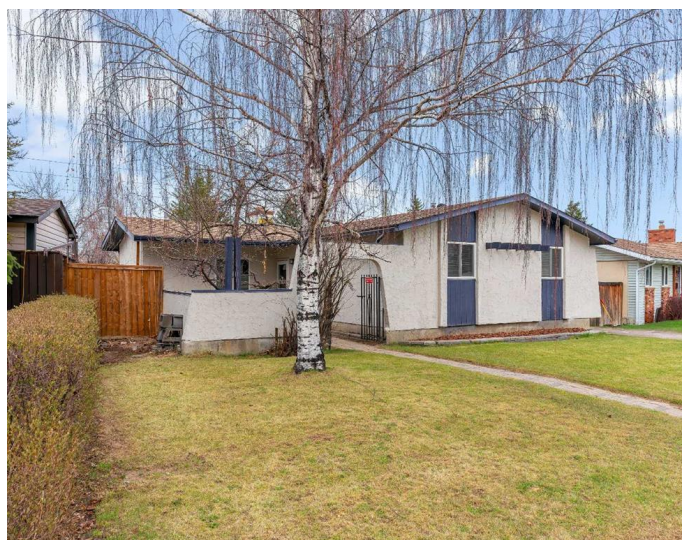
Freshly painted and meticulously cared for, this home is ready for immediate occupancy.

Step inside to a spacious family room that flows into a bright kitchen and generous dining area, perfect for daily living and entertaining. From the dining space, step onto a newly built back deck overlooking a large, private backyard.

Three comfortable bedrooms are thoughtfully positioned along a quiet corridor, creating a distinct separation between living and resting areas.

The fully developed lower level features a recreation room complete with a built-in bar and flexible spaces ideal for family activities, home office, or future creative use. Convenient side entrance access from the driveway enhances lifestyle options and opportunities.

Located on a quiet street, close to parks, playgrounds, top-rated schools, and major shopping amenities like Costco and Southcentre Mall. Enjoy quick access to Fish Creek Park, and a seamless mountain getaway via Stoney Trail to Banff, Canmore, Lake Louise, and Kananaskis Country.



This is a rare opportunity to live in a mature, walkable community with all the comforts and conveniences that Calgary has to offer.

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201303    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,373       |
| Acres          | 0.13        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 10636 Oakmoor Way Sw |
| Subdivision | Cedarbrae            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2W 2H8              |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| 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 Lane, Front Yard, Back Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 47               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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