

# \$225,000 - 102 Oaktree Close Sw, Calgary

MLS® #A2212765

**\$225,000**

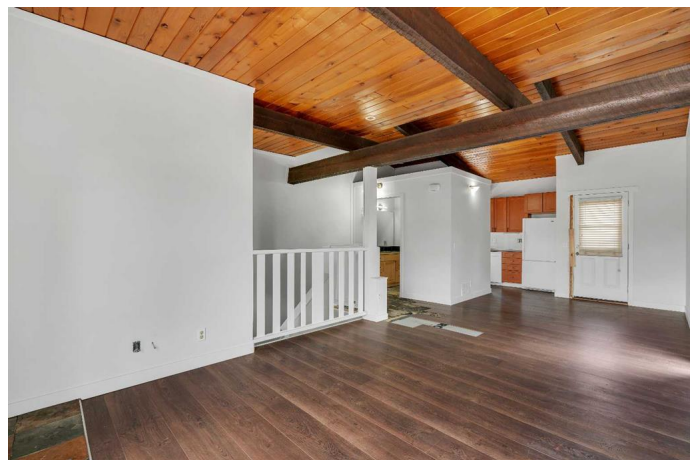
2 Bedroom, 1.00 Bathroom, 521 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Incredible opportunity to get into the housing market as a new homeowner or investor in this beautiful 2 bedroom semi-detached unit with much of the updates already complete.

Advantageously located within walking distance to South Glenmore Park, Oakridge Mall and Southland Leisure Centre. Then come home to a quiet sanctuary in a small complex with mature landscaping and ample parking for you and your guests. Grand vaulted, wood ceilings with gorgeous wood beams create a chalet-style atmosphere on the main floor. The charming fireplace invites relaxation in the living room while oversized windows stream in natural light throughout the day. The adjacent dining room leads to the rear deck encouraging casual barbeques and a seamless indoor/outdoor lifestyle. Updated cabinetry adorns the kitchen also with those gorgeous wood ceilings and a large window above the sink. A 4-piece bathroom with updated cabinetry, lighting and fixtures is nearing completion. The lower level is home to 2 spacious and bright bedrooms with large windows and updated lighting. Further adding to your convenience is in-suite laundry and ample storage. A lower patio area entices time spent unwinding soaking up the sunshine. This exceptional home with renovations nearing completion is outstandingly located within walking distance to everything! Oakridge Shopping Plaza is mere steps away with a Co-op, diverse shops, services and great restaurants. Endless recreation awaits at



Southland Leisure Centre or walk in the other direction to the tranquillity of South Glenmore Park with its beautiful pathways that wind along the reservoir. Truly the best of both worlds! Come see for yourself!

Built in 1975

### **Essential Information**

MLS® #	A2212765
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	521
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	102 Oaktree Close Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4E7

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### **Interior**

Interior Features	Beamed Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Natural Woodwork
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	3
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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