

\$597,000 - 3051 Oakmoor Drive Sw, Calgary

MLS® #A2143910

\$597,000

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.16 Acres

Oakridge, Calgary, Alberta

OPPORTUNITY Knocks! Prime Beautiful Corner Location & An Amazing VIEW Lot! This Oakridge beauty is 1300Sq ft with 2500 Sq Ft of developed space! Over 6800 Sq Ft Lot! Across from an expansive park with baseball diamonds & playground tucked-In on a quiet street. A few blocks from the highly sought after Louis Riel School & Community Centre featuring an outdoor hockey rink & tennis/pickle ball courts! Southland leisure center & amenities are an easy walk or bike ride away. Step into a lovely sized living room featuring a beautiful corner fireplace to warm you up on a cold winter day. The kitchen boasts a big picture window & eating nook that both overlook the 6800 Sq ft Sunny South yard. Enjoy stainless steel appliances! The dining room is easily able to handle a long table! Envision opening the kitchen into large Island and eating bar! Three generous sized bedrooms with the Primary bedroom boasting a large walk-in closet & 2 pce ensuite & washer/dryer hook-ups or convert to 4pce ensuite! Newer Roof Approx. 4-5 yrs! Hot Water Tank approx. 3yrs! Newer Electrical Panel! Aluminum wiring pigtailed to copper throughout the home. The separate entrance to downstairs leads you to a self contained suite with big bright windows, a secondary kitchen featuring 2 fridges, a stove and beautiful oak cupboards. Notice the vinyl plank flooring and newer linoleum! This comfortable 1 bedroom & 3 pce bathroom was recently a 2 bedroom with the addition of a door. Perfect



as a mother-in-law suite! Ample room to add a double garage or make it a tandem!

Investment & Development possibilities! Bus stops are close. Close to Glenmore Reservoir for everyday play & a 3min drive to Stony Trail accessing all of Calgary & a quick escape to the mountains! Don't miss your OPPORTUNITY to make this Oakridge Beauty your own! Call today!

Built in 1973

Essential Information

MLS® #	A2143910
Price	\$597,000
Sold Price	\$617,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3051 Oakmoor Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V3Z6

Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, See Remarks, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Corner Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 5th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Graham Realty Inc.
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