

\$289,900 - 101 Oaktree Lane Sw, Calgary

MLS® #A2149760

\$289,900

2 Bedroom, 1.00 Bathroom, 504 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

This charming 2-bedroom, 1-bathroom bi-level duplex offers over 900 square feet of comfortable living space in the highly desirable neighborhood of Oakridge. As you enter the upper level, you'll be greeted by a spacious and bright living room that seamlessly connects to the dining room and kitchen. The living room is a true highlight, featuring an inviting wood-burning fireplace, exposed beams, vaulted ceilings, and laminate flooring throughout. The kitchen showcases brand new countertops and backsplash, along with ample cabinetry that ensures plenty of storage for all your cooking needs. A window above the sink provides a lovely view of the backyard. The dining room opens to a large west-facing deck, perfect for enjoying morning coffee or unwinding in the evening. The fully fenced backyard also includes a lower deck, ideal for BBQs and outdoor entertaining.

The lower level offers two generously sized bedrooms, including a primary bedroom with a large closet and ample storage. The carpeted bedrooms create a cozy and comfortable atmosphere, with the second bedroom offering flexibility for guests, a home office, or additional storage. The laundry area is conveniently located on this level, along with the furnace and hot water tank, both of which were replaced earlier this year.

The Glenmore Reservoir, just a short walk away, offers beautiful walking trails, water



activities, and scenic views, perfect for outdoor enthusiasts. This unit is perfectly located near major roads like Stoney Trail and Southland Drive, making commuting a breeze. Youâ€™ll also be minutes away from the C-Train and public transportation. Enjoy the convenience of nearby shopping, amenities, restaurants, and much more.

Parking is made easy with two assigned spaces directly in front of the unit, ensuring convenience for coming and going. The well-managed complex adds to the appeal, with a new roof and new eavestroughs that enhance the overall aesthetic of the property. Don't miss your chance to call this beautiful townhouse your new home. With its fantastic features and prime location, schedule a viewing today and discover all that this Oakridge townhouse has to offer.

Built in 1975

Essential Information

MLS® #	A2149760
Price	\$289,900
Sold Price	\$289,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	504
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	101 Oaktree Lane Sw
Subdivision	Oakridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4E3

Amenities

Amenities	None
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Beamed Ceilings, High Ceilings
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 28th, 2024
Date Sold	August 23rd, 2024
Days on Market	26
Zoning	MC-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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