

\$329,000 - 109 Oaktree Lane Sw, Calgary

MLS® #A2150006

\$329,000

2 Bedroom, 2.00 Bathroom, 505 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to 109 Oaktree Lane SW, a delightful 2-bedroom, 1.5-bathroom duplex nestled in the heart of the sought-after Oakridge community. This well-managed, pet-friendly complex offers a harmonious blend of modern renovations and timeless charm, making it an ideal home for those seeking both comfort and style. Step inside and be greeted by the inviting ambiance of this 1000 sqft (total) living space, beautifully enhanced by stunning vaulted and beamed ceilings that add a touch of rustic elegance. The home features vinyl plank flooring, providing a seamless flow throughout the home and offering durability and easy maintenance. The kitchen has been thoughtfully upgraded, boasting modern fixtures, ample cabinetry, and a sleek backsplash – perfect for culinary enthusiasts and everyday meal prep alike. The bi-level design ensures ample natural light floods the living spaces, creating a warm and welcoming atmosphere. The two spacious bedrooms provide comfortable retreats, while the bathrooms are conveniently designed to meet your daily needs. Venture outside to discover your private backyard oasis. The deck and patio offer the perfect setting for outdoor dining, entertaining, or simply enjoying the serene surroundings. The fenced yard provides privacy and security, while the direct access to the greenspace beyond adds a touch of nature right at your doorstep. This home also comes with an assigned parking stall, ensuring you always have a convenient



place to park. Situated in a desirable location, this home is part of a well-maintained complex, offering peace of mind and a strong sense of community. With its prime position in Oakridge, youâ€™ll enjoy easy access to local amenities, parks, schools, and transit options, making everyday living a breeze. Donâ€™t miss the opportunity to make 109 Oaktree Lane SW your new home. Schedule a viewing today and experience the perfect blend of modern comfort and classic charm in this exceptional home.

Built in 1975

Essential Information

MLS® #	A2150006
Price	\$329,000
Sold Price	\$331,854
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	505
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	109 Oaktree Lane Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4E3

Amenities

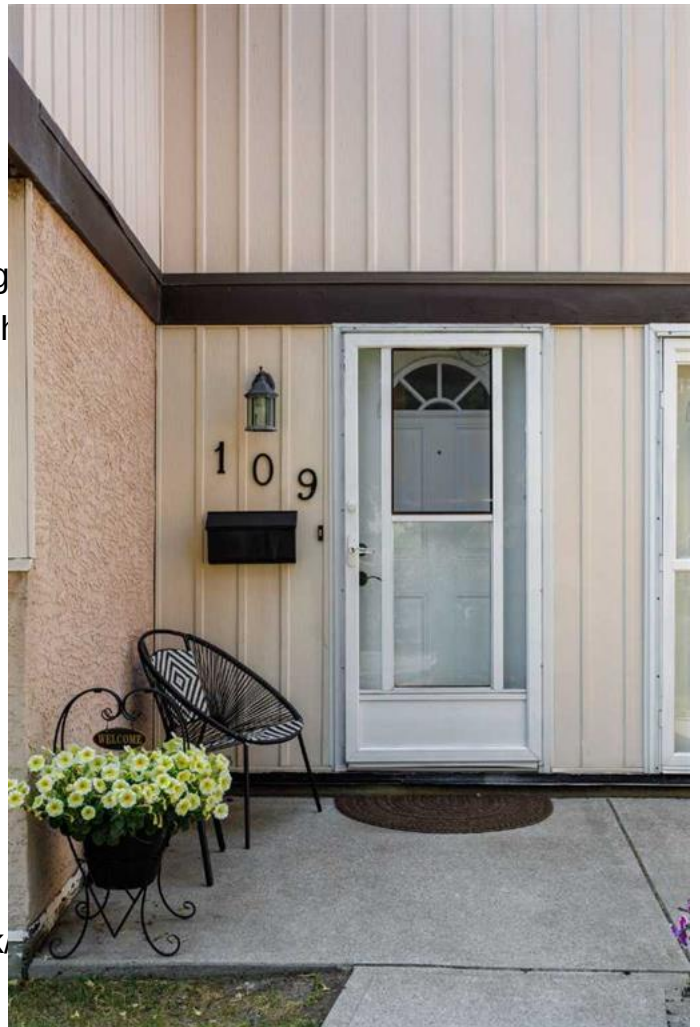
Amenities	Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Beamed Ceilings, Closet Org
Appliances	Dishwasher, European Wash Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park
Roof	Flat Torch Membrane
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Wood



Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 2nd, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.