

\$799,900 - 3236 Oakwood Drive Sw, Calgary

MLS® #A2151478

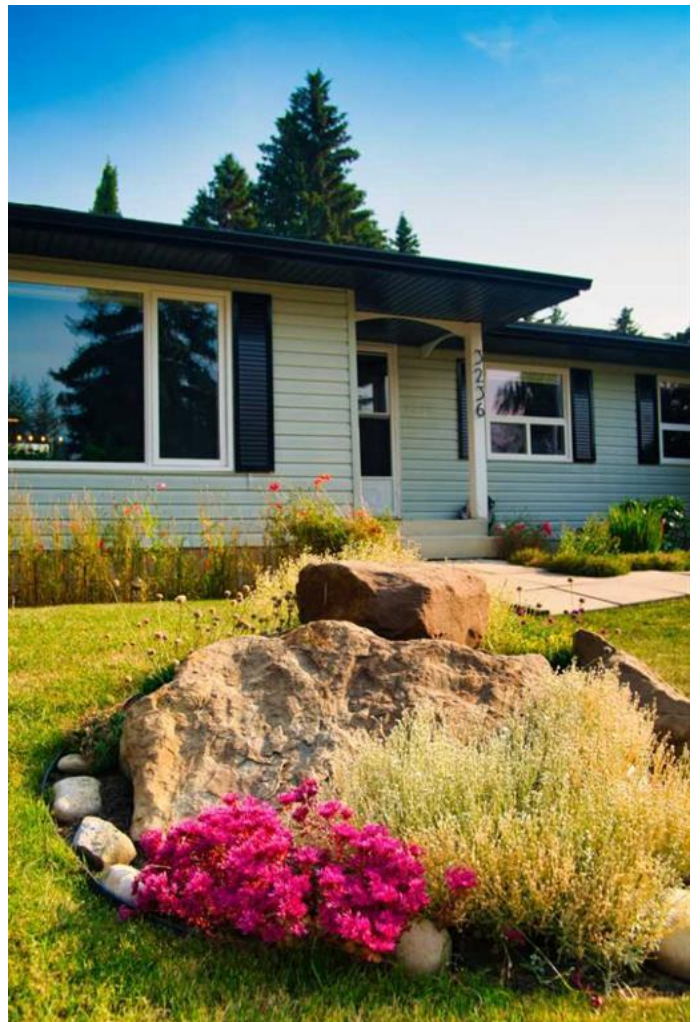
\$799,900

4 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.15 Acres

Oakridge, Calgary, Alberta

Welcome to Oakridge! Upon entering this fully finished, AIR CONDITIONED 1327 square foot bungalow, you'll immediately appreciate its warm and inviting atmosphere. The living room, with its vaulted ceiling and gas-assist wood burning fireplace framed by black granite tile, serves as a striking focal point. Neutral tones and custom-made up-down blinds allow you to tailor the lighting to suit any occasion in this excellent entertainment space. The kitchen is a delight for culinary enthusiasts, boasting professional appliances, a spacious island with ample storage and quartz countertops. Adjacent to the kitchen, a cozy family room provides a perfect spot to unwind or watch TV while overlooking the backyard. Modern lighting fixtures, sleek railings, and chrome accents further enhance the contemporary decor. This main level also features three bedrooms, including a generously sized primary suite with its own ensuite bathroom, complemented by another full bathroom nearby. Downstairs, a sizable recreation room offers versatile use, alongside a flex room suitable for a bedroom or office, and another large room adaptable as a bedroom, office, or additional flex space. The lower level bathroom includes a luxurious walk-in shower equipped with an impressive shower panel. There is ample storage in the basement/utility room with a newer washer and dryer on pedestals, a water filter and water softener. Outside, a spacious 14'x35' deck and tranquil garden offer relaxation and



privacy. The property includes a double detached garage and a long driveway providing parking for up to five vehicles. Located in the sought-after community of Oakridge in Calgary, this home is conveniently close to schools, the community center, green spaces and parks, and off-leash areas, all just steps away. Don't miss out on the opportunity to call this meticulously cared for property in Oakridge your new home!

Built in 1972

Essential Information

MLS® #	A2151478
Price	\$799,900
Sold Price	\$794,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3236 Oakwood Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0J9

Amenities

Parking Spaces	5
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Parking Concrete Driveway, Double Multiple Driveways

Interior

Interior Features Bidet, Kitchen Island, No S Vaulted Ceiling(s), Vinyl Wind

Appliances Central Air Conditioner, Dis Range Hood, Refrigerator, W

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas Starter, Glass Doors, Great Room, Tile, Wood Burning

Has Basement Yes

Basement Finished, Full



Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Private Yard, Rain Gutters

Lot Description Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2024

Date Sold August 10th, 2024

Days on Market 11

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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