

\$329,900 - 168 Oaktree Lane Sw, Calgary

MLS® #A2164694

\$329,900

2 Bedroom, 2.00 Bathroom, 505 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Don't miss out on ONE OF THE BEST UNITS IN THE COMPLEX! This beautifully RENOVATED 2-bedroom with almost 1000 sq ft developed, 2-bathroom duplex offers comfort, style, and convenience. Highlights include 2 PARKING STALLS, CENTRAL A/C, and a PRIVATE FENCED BACKYARD. The main floor showcases stunning 12ft VAULTED WOOD CEILINGS with EXPOSED BEAMS, HARDWOOD flooring, and a WOOD-BURNING FIREPLACE with a STONE ACCENT WALL in the living room. The dining area is spacious, with room for a family-sized table and access to the back deck - perfect for a BBQ and a private sitting area overlooking the backyard and adjacent green space. The RENOVATED KITCHEN features STAINLESS-STEEL APPLIANCES, GRANITE COUNTERTOP, a tile backsplash, and a window with a view of the park. A renovated 4pc bathroom is located on this level. LARGE WINDOWS flood the space with NATURAL LIGHT. The lower level features two bedrooms, including a large master with an EXPOSED BEAM and ample room for a king-sized bed and dressers, as well as a second bedroom with its own 3pc ENSUITE bathroom. A laundry room, updated furnace, new 40 gal HWT, and additional storage complete this floor. This unit features 2 parking stalls near the front entrance and central A/C which is rarely found in this complex. Recent upgrades in this complex include NEW ROOFS, SOFFITS, EAVES, WINDOWS, and



front and back doors. Nestled next to a green space, this home offers privacy and direct access to miles of walking paths. The location is ideal, with easy access to shopping, playgrounds, an off-leash dog park, Southland Leisure Center and the Glenmore Reservoir. Close proximity to Stoney Trail and public transportation adds to the convenience. This well-managed, DOG-FRIENDLY complex (with board approval) is perfect for first-time buyers and investors. Donâ€™t miss your chance to see it in person!

Built in 1975

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2164694 |
| Price | \$329,900 |
| Sold Price | \$330,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| 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 | 168 Oaktree Lane Sw |
| Subdivision | Oakridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 4E4 |

Amenities

| | |
|-----------|------|
| Amenities | Park |
|-----------|------|

| | |
|----------------|-------|
| Parking Spaces | 2 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Beamed Ceilings, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Stone, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |
| Roof | Membrane, Other |
| Construction | Aluminum Siding, Stucco |
| Foundation | Slab, Wood |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 12th, 2024 |
| Date Sold | September 26th, 2024 |
| Days on Market | 14 |
| Zoning | M-C1 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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