

172 Oaktree Lane SW
Calgary, Alberta

MLS # A2302781



\$294,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	507 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 558
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, High Ceilings, Jetted Tub, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: none

****Price Reduced!**** Welcome to this beautifully RENOVATED 2-bedroom, 2 Bathroom, 2 Parking space bi-level located in the highly sought-after community of Oakridge! From the moment you step inside you will feel the cozy mountain feel! You'll be impressed by the stunning vaulted open-beam cedar ceilings that add warmth, character, and an airy feel to the bright open-concept living space. The kitchen is designed to impress, featuring quartz countertops, modern cabinetry, Stainless steel appliances, and stylish finishes, perfect for both everyday living and entertaining. The spacious living room is highlighted by a cozy wood-burning fireplace and large windows throughout, allowing natural light to pour in, Also included are custom blinds. Both bathrooms have also been renovated with quartz countertops and contemporary fixtures, while the home features hardwood and carpet throughout. The bedrooms also offer large windows, Custom blinds throughout the house, creating bright and comfortable retreats. Also boasting a **SECOND FULL BATHROOM**. The home also includes a newer Furnace and water heater. Step outside to enjoy a private deck and a private fenced yard, ideal for summer BBQs, relaxing evenings, or entertaining guests. This Unit is Pet friendly and perfect for a pet owner as there are a ton of walking paths!! Located in an excellent family-friendly, pet friendly area, this home is close to top-rated schools, parks, shopping, and everyday amenities, with quick access to major roads for an easy commute. Stylish, updated, and move-in ready — this is a fantastic opportunity to own in one of Calgary's most established communities. Call and book a showing today!