



GRASSROOTS
REALTY GROUP

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102 Oaktree Close SW
Calgary, Alberta

MLS # A2237215



\$319,900

Division:	Oakridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	524 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 551
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Primary Downstairs, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

FULLY RENOVATED! CLOSE TO SHOPPING AND SCHOOLS! 1000+ SQFT TOTAL LIVING SPACE! Check out this UNIQUE HALF-DUPLEX in the sought after community of OAKRIDGE! Only minutes away from shopping plazas, parks, schools and more! Great access to 24 St SW and Southland Dr SW! Step into this BEAUTIFULLY RENOVATED HALF-DUPLEX to be greeted with LUXURY VINLY PLANK, NEW PAINT, HUGE WINDOWS WITH TONS OF NATURAL LIGHTING AND NEW LIGHTING FIXTURES! The MAIN FLOOR consists of a HUGE FAMILY ROOM with GAS FIREPLACE, DINING ROOM AND A BRAND NEW KITCHEN WITH NEW STAINLESS STEEL APPLIANCES! There is also a 4PC BATHROOM on the MAIN FLOOR as well! The LOWER LEVEL has 2 HUGE BEDROOMS (ONE IS THE MASTER BEDROOM WITH A 2PC BATHROOM! There is also a LAUNDRY ON THE LOWER LEVEL! Parking stall is located right in front of the unit with VISITOR PARKING in front and behind the UNIT! ONLY 20 MINUTES TO DOWNTOWN YYC, 8 MINUTES TO HERITAGE PARK, AND 10 MINUTES TO SOUTHCENTRE MALL! FULLY RENOVATED! CLOSE TO SHOPPING AND SCHOOLS! 1000+ SQFT TOTAL LIVING SPACE