



GRASSROOTS
REALTY GROUP

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5, 10030 Oakmoor Way SW
Calgary, Alberta

MLS # A2238523



\$469,900

Division:	Oakridge		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,561 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Desert Back, Landscaped, Private, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this immaculate 2-bedroom, 1,560 sq ft townhouse in desirable Oakridge. This home has been lovingly cared for and extensively updated, offering a true turn-key experience. Enjoy the fresh, modern feel of new luxury vinyl plank flooring and a freshly painted interior. The spacious living room features a cozy wood-burning fireplace. The kitchen boasts newer windows and quality stainless steel Whirlpool appliances, while both bathrooms are recently renovated. The unique four-level split design provides large, comfortable bedrooms, including a master with a private balcony and cheater en-suite. Step out to your private, landscaped backyard with lush trees, or enjoy the beautiful, warm feel of the complex's professional landscaping. Complete with a heated single garage and low condo fees, this home offers exceptional value. Its unbeatable location provides easy walks to shopping and amenities, and quick access to Stoney Trail, transit, Glenmore Park, Fish Creek Park, and the Southland Leisure Centre. Don't miss this one!