12 Oakbury Place SW
Calgary, Alberta

MLS # A2250378

$640,000

Division:	Oakridge
Type:	Residential/House
Style:	Bi-Level

Size:	1,132 sq.ft.	**Age:**	1972 (53 yrs old)
Beds:	4	**Baths:**	2

Garage:	Parking Pad
Lot Size:	0.20 Acre
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot, Priv...

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Aluminum Siding , Brick, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage

Inclusions: N/A

OPEN HOUSE: Saturday August 23rd, Noon to 2pm.   Welcome to 12 Oakbury Place SW, tucked away on a quiet private cul-de-sac in the highly sought-after community of Oakridge. This beautifully updated home is move-in ready with a long list of recent improvements, including a new roof, new furnace, and newer hot water tank for peace of mind. Step inside to find a freshly painted interior complemented by new vinyl plank flooring, creating a bright and modern feel throughout. The inviting main level offers a spacious living area filled with natural light, a dining space for family gatherings, and a functional kitchen overlooking the backyard. Upstairs (or bedroom wing), comfortable bedrooms are paired with a well-sized bathroom, while the lower level provides a versatile rec/flex room—perfect for a playroom, gym, or media space. Outside, enjoy a large, private backyard—ideal for entertaining, gardening, or simply relaxing. Families will love being just minutes from amazing schools, parks, pathways, and South Glenmore Park & Reservoir, with quick access to shopping, transit, and major routes. This home combines updates, location, and lifestyle—don’t miss your chance to live in one of Calgary’s most desirable neighbourhoods!